



Pyecombe Corner, Woodside Park, N12 7AJ

Guide Price £1,150,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

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Real Estates are pleased to present this extended and very well maintained FOUR BEDROOM SEMI-DETACHED family home set on a desirable cul-de-sac in the heart of Woodside Park.

The ground floor accommodation comprises a separate reception room at the front, with the rear providing a further living space leading into the open plan kitchen diner. There is also a guest WC and utility area.

The first floor provides two large double bedrooms, one single bedroom and the main bathroom, whilst the loft has been converted into a principal bedroom with en suite bathroom.

Externally, there is a 60 FOOT GARDEN with decking and sheds, plus a GARAGE and DRIVEWAY for multiple cars.

Pyecombe Corner is ideally situated for the popular coffee shops and amenities on Sussex Ring, with Woodside Park Underground Station just a short walk away too.

SOLE AGENT

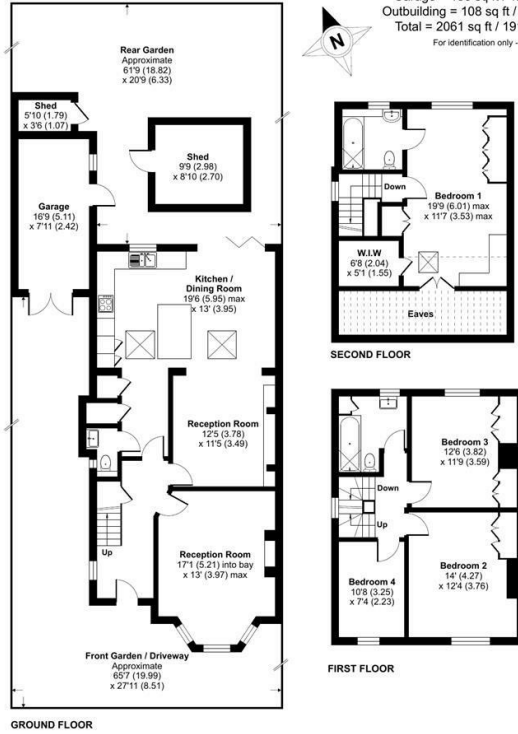




Denotes restricted head height

Pyecombe Corner, London, N12

Approximate Area = 1681 sq ft / 156.2 sq m
 Limited Use Area(s) = 139 sq ft / 12.9 sq m
 Garage = 133 sq ft / 12.4 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 2061 sq ft / 191.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100%		
B	81-91%		
C	69-80%		
D	55-68%		
E	39-54%		
F	21-38%		
G	1-20%		
Not energy efficient - higher running costs			
		65	77

EU Directive



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1356509



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