



Wolstonbury, Woodside Park, N12 7BA

Guide Price £1,350,000 Freehold

Council Tax Band F

**REAL ESTATES**

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Real Estates are thrilled to present this beautiful EXTENDED SEMI-DETACHED family home set on a premier CUL-DE-SAC in the heart of Woodside Park.

This house totals over 2000 square feet and has been immaculately renovated throughout. The ground floor comprises a stunning open plan kitchen, dining and reception area at the rear, featuring underfloor heating, a hot tap, two sets of sliding doors and a vaulted ceiling/glass window. There are two further living spaces towards the front of the property as well as a guest WC and utility/pantry.

The first floor provides two double bedrooms, a single/office and the main bathroom, whilst the loft has been converted into the principal bedroom, thoughtfully designed to include an en-suite with underfloor heating and fitted storage. A new air conditioning/heat pump system was installed less than a year ago too.

Externally, there is OFF STREET PARKING for at least two cars plus a 60 foot back garden.

Wolstonbury is a quiet, secluded street just a short walk to Woodside Park Underground Station and the popular coffee shops on Sussex Ring, whilst being in the catchment for Frith Manor Primary School.

SOLE AGENT



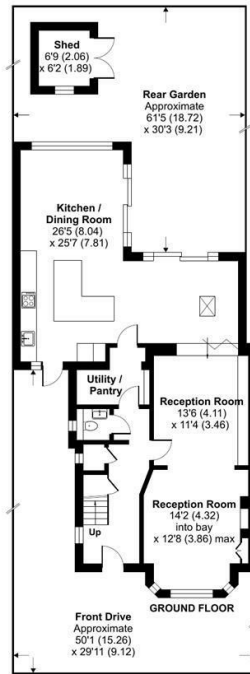




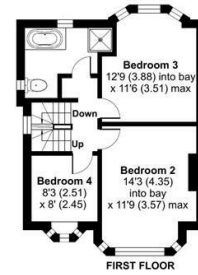
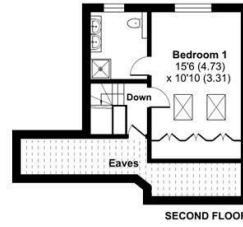
## Wolstonbury, London, N12

Approximate Area = 1854 sq ft / 172.2 sq m  
 Limited Use Area(s) = 123 sq ft / 11.4 sq m  
 Outbuilding = 42 sq ft / 3.9 sq m  
 Total = 2019 sq ft / 187.5 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		78
D	55-68	67	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Real Estates. REF: 1447495



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