



Northiam, Woodside Park, N12 7JH
Guide Price £1,775,000 Freehold Council Tax Band G

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*** CHAIN FREE *** Real Estates are pleased to offer this FIVE BEDROOM DETACHED Leyland style family home set on one of Woodside Park's most desirable streets, presented in MODERN condition throughout and benefitting from FRONT & REAR GREEN VIEWS.

Totalling over 3000 square feet, the house has been fully extended and renovated to a high standard. The ground floor accommodation comprises a large reception room, kids play area and open plan kitchen, dining and living space, leading out onto the back garden. There is a utility, guest WC and garage for storage too.

The first floor provides the principal suite, featuring a walk-in-closet and en-suite shower room, plus the family bathroom and three additional bedrooms, each with fitted wardrobes. The loft has been converted into another bedroom, with a further en-suite bath and shower, as well as linen cupboard and vast eaves wrap-around storage.

Externally, there is a private driveway for multiple cars at the front, and a powered chalet that can be used as an office at the rear.

Northiam hosts a central green directly opposite, with easy access to Woodside Park Northern Line Underground Station plus the shops and cafes on Sussex Ring.



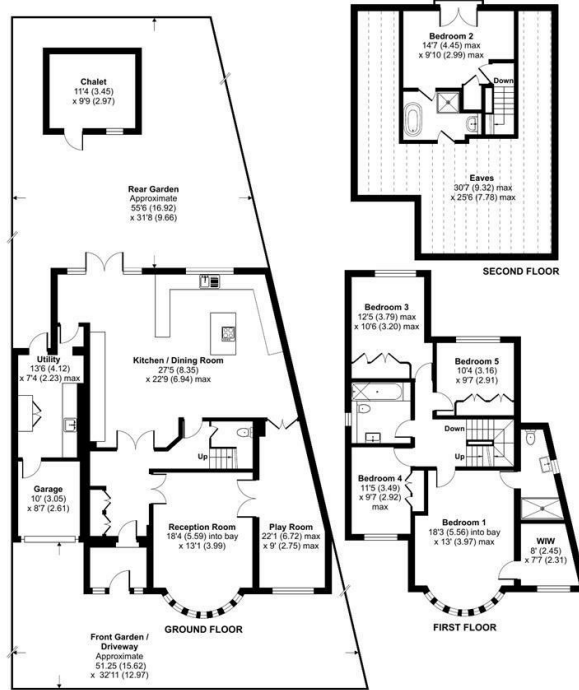




Northiam, London, N12

Approximate Area = 2434 sq ft / 226.1 sq m
Limited Use Area(s) = 507 sq ft / 47.1 sq m
Garage = 80 sq ft / 7.4 sq m
Outbuilding = 110 sq ft / 10.2 sq m
Total = 3131 sq ft / 290.8 sq m
For identification only - Not to scale

Denotes restricted
head height



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: 1250098

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C	75	80
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive		



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