



Established 1981

Estate Agents • Residential Sales
Investments • Lettings

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Westbury Road
Woodside Park N12 7NY
£875,000 Freehold

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Westbury Road , Woodside Park

Real Estates are delighted to offer an extended family home benefiting from a self-contained annex, garage (access via Argyle Road) and own drive.

The house is situated in this ever popular road close to Woodside Park Northern Line tube station and local amenities,

The accommodation comprises thru lounge/dining room, fitted kitchen, morning room, guest cloakroom, 3 bedrooms, bathroom, separate wc, self-contained annexe with open plan kitchen/ reception and bedroom with en suite shower room.

Further potential to extend (stpp) if required.

ENTRANCE HALL

Access via Argyle Road

GUEST CLOAKROOM

REAR GARDEN extends to 41'8 (extends to 12.70m)

RECEPTION 19'5 into bay x 13'3 (5.92m into bay x 4.04m)

Viewing:

By prior appointment with the vendors agent Real Estates Tel: 020 8445 6387

RECEPTION 11'10 x 10'10 (3.61m x 3.30m)

RECEPTION 17'2 x 8'10 (5.23m x 2.69m)

KITCHEN 11'10 x 8'10 (3.61m x 2.69m)

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1ST FLOOR:

BEDROOM 16' into bay x 11'10 into cupboard (4.88m into bay x 3.61m into cupboard)

BEDROOM 11'11 x 10'11 (3.63m x 3.33m)

BEDROOM 8'2 x 7'11 (2.49m x 2.41m)

BATHROOM

SEPARATE WC

SELF-CONTAINED ANNEXE:

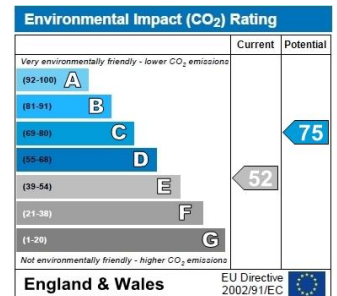
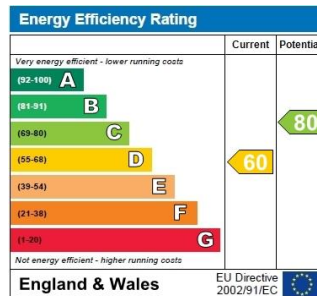
RECEPTION/KITCHEN 17'7 max x 16'4 max (5.36m max x 4.98m max)

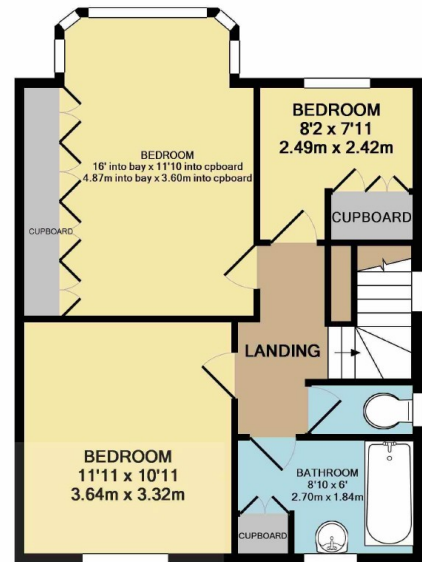
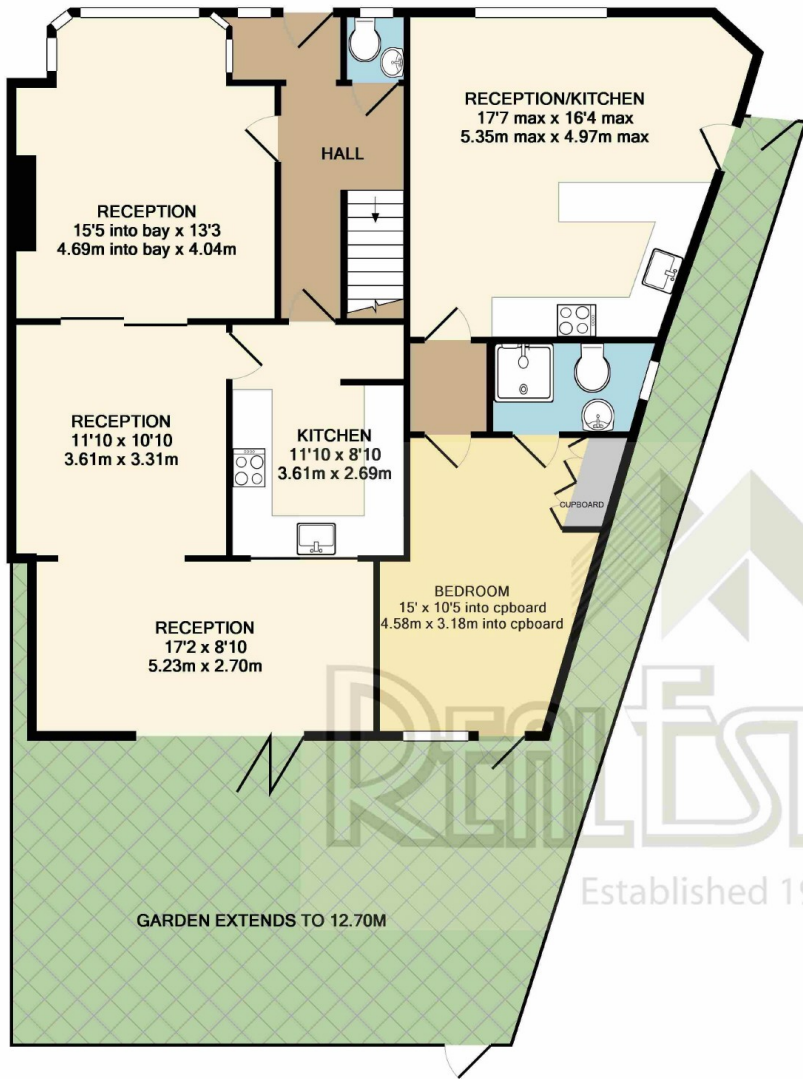
BEDROOM 15' x 10'5 into cupboard (4.57m x 3.18m into cupboard)

EN SUITE SHOWER ROOM

EXTERIOR:

GARAGE 16'10 x 8'2 (5.13m x 2.49m)



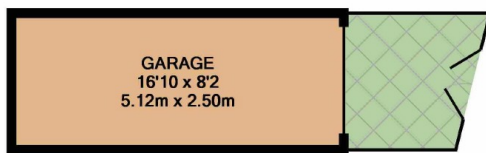


1ST FLOOR



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(EXCLUDES GARAGE)
TOTAL APPROX. FLOOR AREA 1639 SQ.FT. (152.3 SQ.M.)
GIA measurements are approximate. Not to scale. Illustrative purposes only



GROUND FLOOR