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Estate Agents • Residential Sales  
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**Woodside Park Office:**

14/14A Sussex Ring  
Woodside Park  
London N12 7HX

**Telephone: 020 8445 6387**

**Fax: 020 8445 4492**

Email: [info@realestates-wsp.co.uk](mailto:info@realestates-wsp.co.uk)

[www.realestates-wsp.co.uk](http://www.realestates-wsp.co.uk)



**Avondale Avenue**  
**Woodside Park N12 8EJ**  
**£985,000 Freehold**

**Totteridge Office:**

74 Totteridge Lane, Totteridge, London N20 8QG **Tel: 020 8445 3132 Fax: 020 8445 4492** Email: [totteridge@realestates-wsp.co.uk](mailto:totteridge@realestates-wsp.co.uk)

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# Avondale Avenue , Woodside Park

An attractive Edwardian family home offering a wealth of character features, spacious living and entertaining accommodation, as well as further potential to extend (stpp).

Ideally situated for transport facilities and local amenities, this substantial property features large bright rooms with high ceilings and has the added benefit of off street parking for 2 cars.

Some of the other features include:

- \* 4/5 bedrooms \* 2 bathrooms \* open plan kitchen \* 2 receptions \* utility room \* guest cloakroom \* west facing rear garden \*

## ENTRANCE HALL

## GUEST CLOAKROOM

## RECEPTION 14'6 12'8 (4.42m 3.86m)

## RECEPTION 16' x 14'6 (4.88m x 4.42m)

## KITCHEN 22' x 10' (6.71m x 3.05m)

## 1ST FLOOR:

## BEDROOM 16'3 x 13'5 (4.95m x 4.09m)

## BEDROOM 16' x 11'6 (4.88m x 3.51m)

## BEDROOM 12'2 x 10'7 (3.71m x 3.23m)

## BEDROOM 10'8 x 6'2 (3.25m x 1.88m)

## BATHROOM/WC

## 2ND FLOOR:

## BEDROOM 22'2 x 14'4 (6.76m x 4.37m)

## EN SUITE BATHROOM

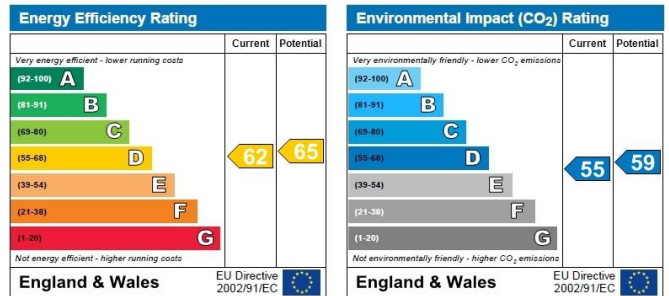
## EXTERIOR:

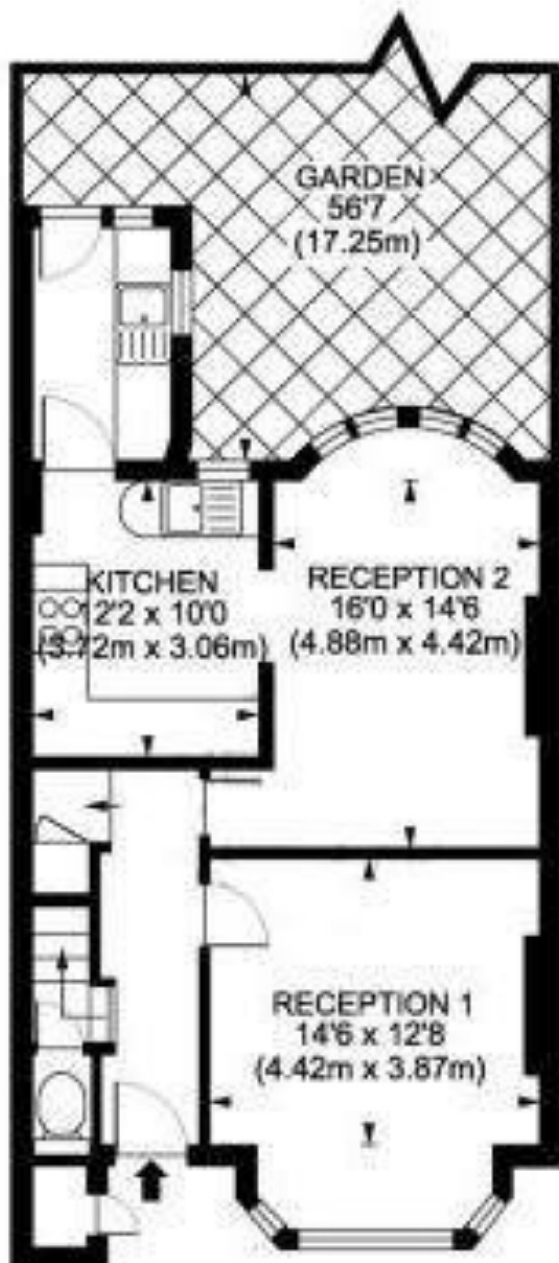
## REAR GARDEN 56'7 (17.25m)

## Viewing:

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

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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Avondale AVENUE, London, N12  
Gross Internal Area 1991 sq ft/185 sq metres