



Established 1981

Estate Agents • Residential Sales
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Northiam
Woodside Park N12 7JH
£1,150,000

Totteridge Office:

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Northiam , Woodside Park

Real Estates are delighted to offer for sale this well presented Leyland built 3 bedroom home overlooking Green Belt and situated in the heart of Woodside Park, ideally situated for Woodridge Primary School, local shops and transport facilities.

This property has the benefit of planning permission for the demolition of existing garage and store rooms and construction of a part single, part two storey front, side and rear extension and associated extension to raised rear patio and balustrade. Alterations to roof incorporating a rear dormer window and 2 roof lights to side roof slope and 1 roof light to front roof slope to facilitate a loft conversion.

ENTRANCE HALL

GUEST CLOAKROOM

RECEPTION 19'3 x 13'5 (5.87m x 4.09m)

RECEPTION 16'1 x 12'5 (4.90m x 3.78m)

KITCHEN 9'11 x 8'11 (3.02m x 2.72m)

UTILITY ROOM 14'6 x 5'9 (4.42m x 1.75m)

1ST FLOOR:

BEDROOM 19'3 x 13'5 (5.87m x 4.09m)

BEDROOM 16'6 x 12'5 (5.03m x 3.78m)

BEDROOM 11'5 x 8'2 (3.48m x 2.49m)

BATHROOM 9'11 x 9'2 (3.02m x 2.79m)

EXTERIOR:

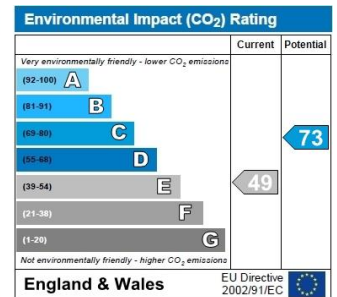
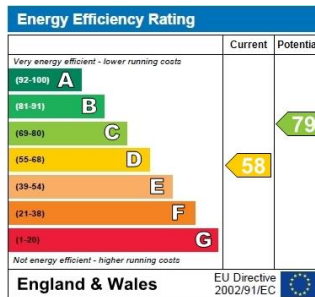
RER GARDEN 69'7 x 37'3 (21.21m x 11.35m)

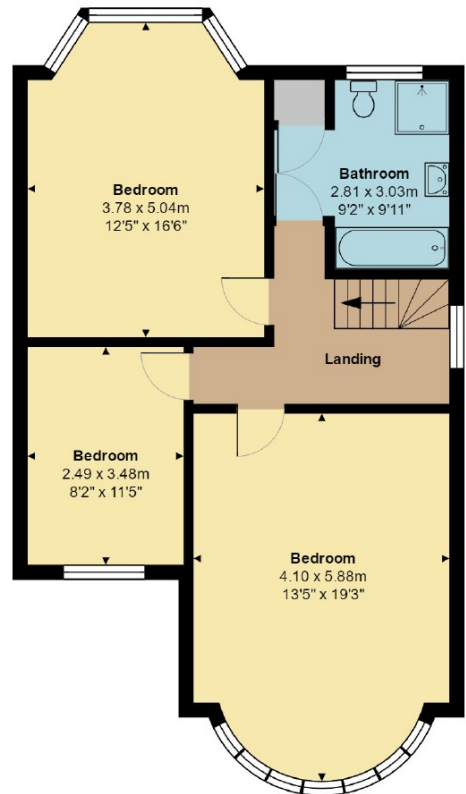
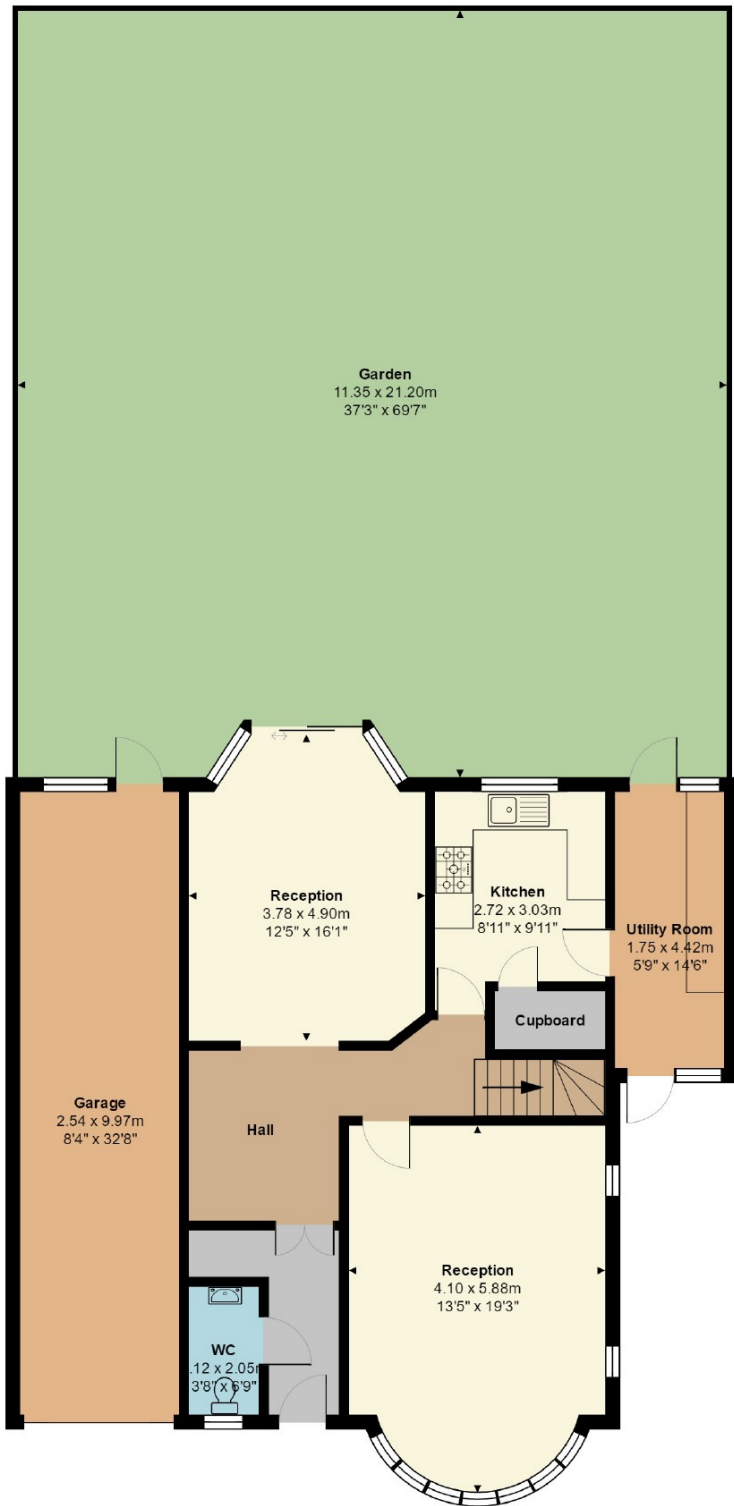
GARAGE 32'8 x 8'4 (9.96m x 2.54m)

Viewing:

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

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Total Area: 174.3 m² ... 1876 ft² (excluding garden)

All measurements are approximate and for display purposes only