



Estate Agents - Residential Sales - Investments - Lettings

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**Lullington Garth**  
**Woodside Park N12 7LT**  
**Offers in excess of £750,000 Freehold**

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# Lullington Garth , Woodside Park

**\*CHAIN FREE\*** A 3 BEDROOM SEMI-DETACHED family home offering potential to extend (STPP) if required.

The property comprises 2 reception rooms, guest cloakroom, kitchen, 3 bedrooms, family bathroom, separate wc, garage and SOUTH FACING rear garden

Local shops, bus services and Woodside Park Northern Line tube station are all within easy reach together, as well as being within the catchment area for Frith Manor Primary School.

Some modernisation is required.

**ENTRANCE HALL**

**GUEST CLOAKROOM**

**RECEPTION 15'9 into bay x 14'5 (4.80m into bay x 4.39m)**

**RECEPTION 14'10 max x 11'11 max (4.52m max x 3.63m max)**

**KITCHEN 9'6 x 8'5 (2.90m x 2.57m)**

**1ST FLOOR:**

**BEDROOM 16'1 into bay x 12'1 (4.90m into bay x 3.68m)**

**BEDROOM 12'1 x 11'9 (3.68m x 3.58m)**

**BEDROOM 9'7 x 8'8 (2.92m x 2.64m)**

**BATHROOM**

**SEPARATE WC**

**EXTERIOR:**

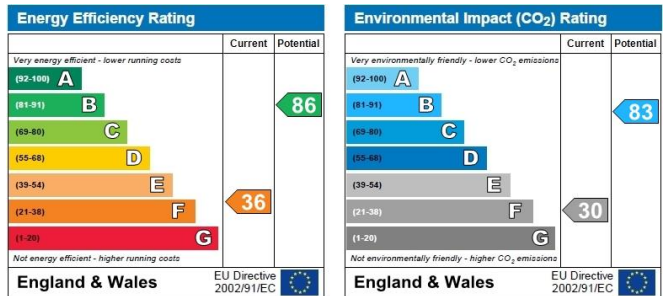
**GARAGE 17'5 x 9'8 (5.31m x 2.95m)**

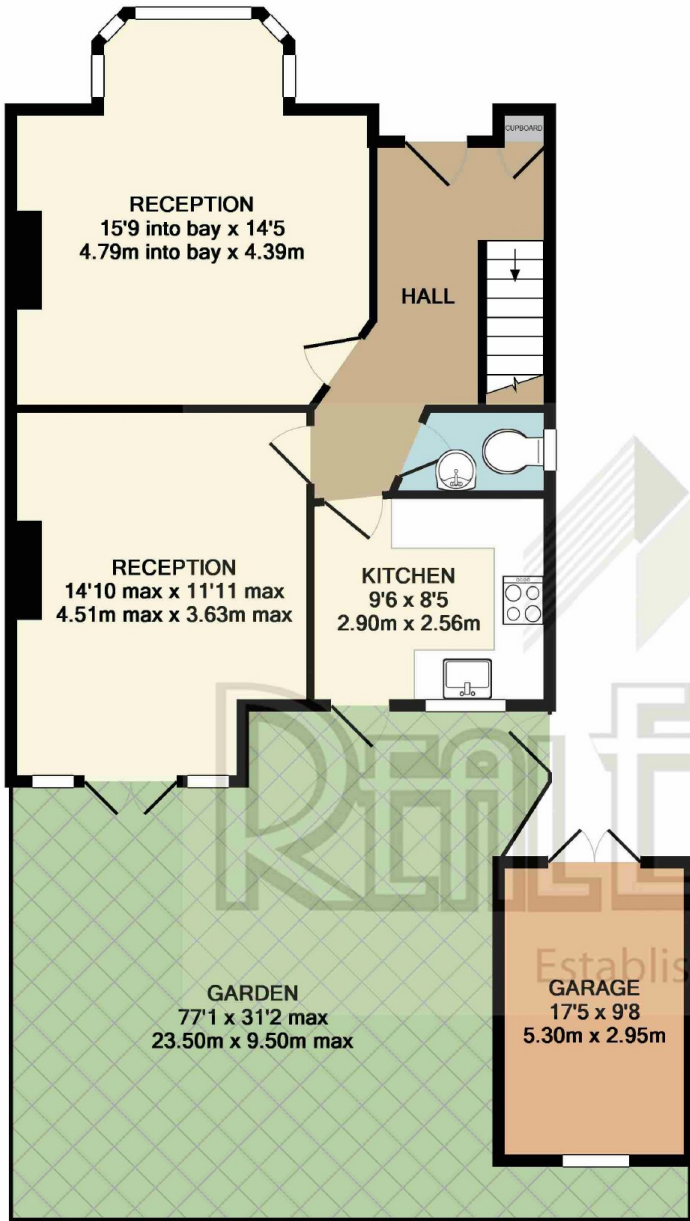
**REAR GARDEN 77'1 x 31'2 max (23.50m x 9.50m max)**

**Viewing:**

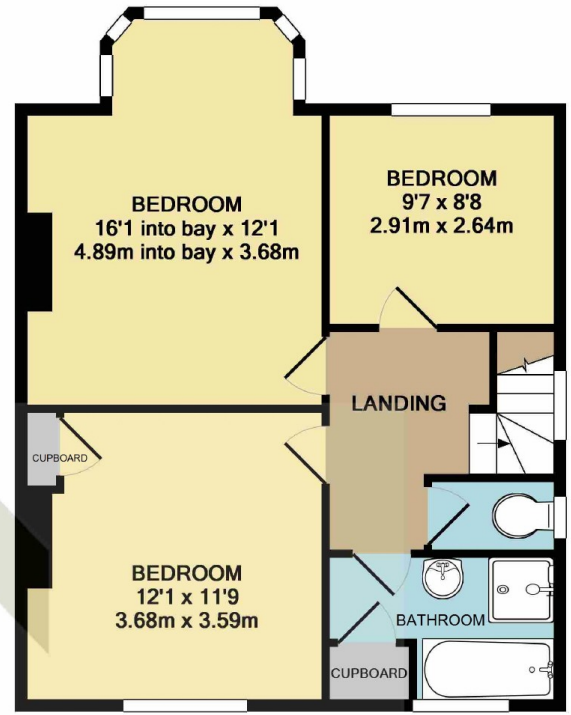
By prior appointment with the vendors agent Real Estates Tel: 020 8445 6387

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GROUND FLOOR



1ST FLOOR



(EXCLUDES GARAGE)  
TOTAL APPROX. FLOOR AREA 1094 SQ.FT. (101.6 SQ.M.)  
GIA measurements are approximate. Not to scale. Illustrative purposes only