



Estate Agents - Residential Sales - Investments - Lettings

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**Lullington Garth**  
**Woodside Park N12 7BL**  
**£899,950 Freehold**

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# Lullington Garth , Woodside Park

Conveniently situated within the catchment area for primary schools and within walking distance to local amenities and transport facilities, a 3 BEDROOM extended family home offering spacious living accommodation as well as having the potential to extend further if required (stpp).

The property also benefits from a garage and own driveway providing off street parking.

**\* 3 BEDROOMS \* NEW BATHROOM \* FITTED KITCHEN/BREAKFAST ROOM \* OPEN PLAN RECEPTION ROOM \* FAMILY ROOM \* GARAGE \* OFF STREET PARKING \* REAR GARDEN \* POTENTIAL TO EXTEND (STPP) \***

Viewing is highly recommended.

**ENTRANCE HALL**

**GUEST CLOAKROOM**

**RECEPTION ROOM 15'7 x 14'2 (4.75m x 4.32m)**

**RECEPTION ROOM 14'9 x 11'9 (4.50m x 3.58m)**

**DINING ROOM 20'11 x 8'10 (6.38m x 2.69m)**

**KITCHEN 9'5 x 9'3 (2.87m x 2.82m)**

**1ST FLOOR:**

**BEDROOM ONE 16' x 10'10 (4.88m x 3.30m)**

**BEDROOM TWO 9'5 x 8'6 (2.87m x 2.59m)**

**BEDROOM THREE 11'11 x 10'10 (3.63m x 3.30m)**

**BATHROOM/WC**

**EXTERIOR:**

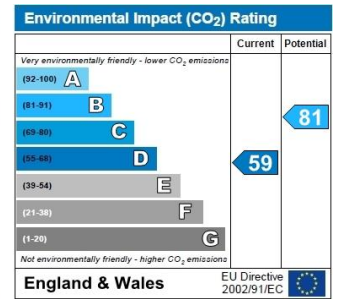
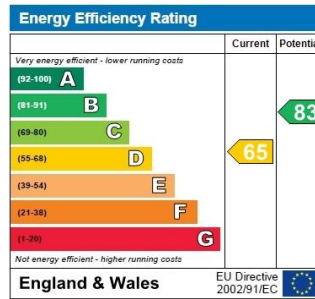
**GARAGE 15'7 x 8'2 (4.75m x 2.49m)**

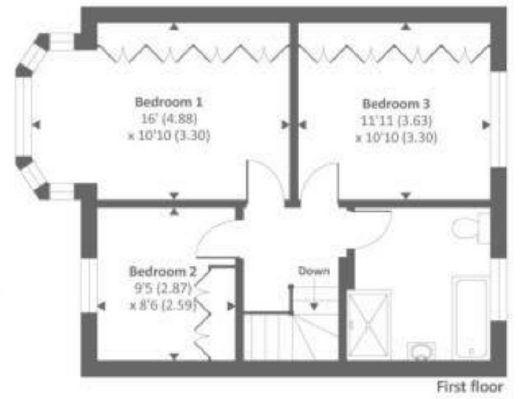
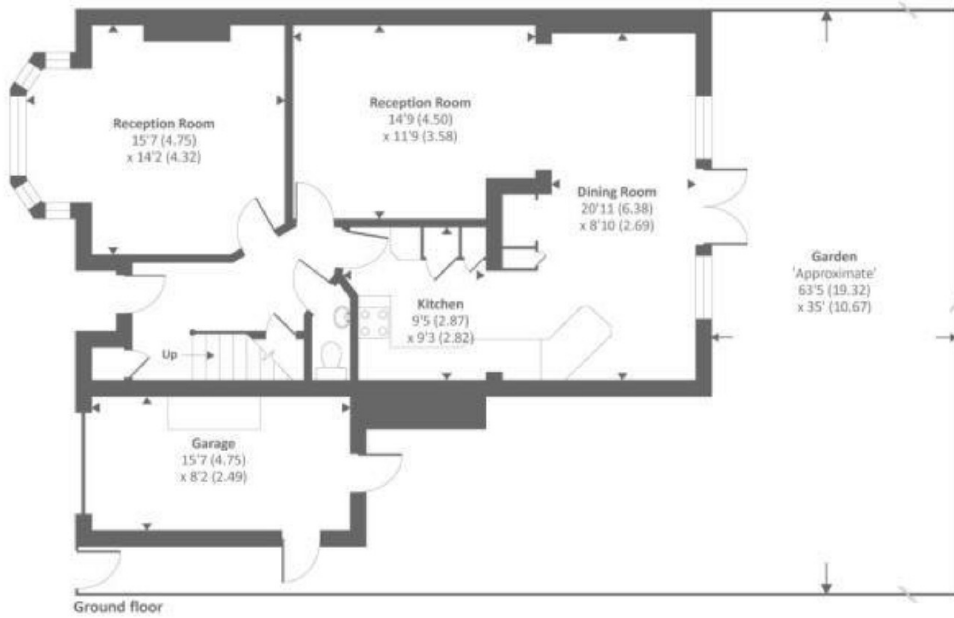
**REAR GARDEN 63'5 x 35' approx (19.33m x 10.67m approx)**

**Viewing:**

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

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Approx. Gross internal floor area 1483 SQFT / 137.7 SQM (includes garage)