



Estate Agents - Residential Sales - Investments - Lettings

Woodside Park office:

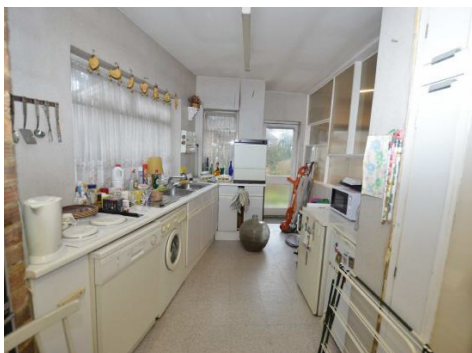
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Lullington Garth

Woodside Park N12 7AP

Offers in excess of £700,000 Freehold

Totteridge office:

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Lullington Garth , Woodside Park

Offered CHAIN FREE this 3 bedroom family home is ideally situated within walking distance of local shops, bus services and Woodside Park Northern Line tube station as well as being within the catchment area for primary schools.

The accommodation includes lounge, extended dining room, kitchen/breakfast room, guest wc, bathroom, rear garden, garage via shared driveway .

This property is in need of total modernisation and still has potential to extend further if required (stpp).

ENTRANCE HALL

GUEST CLOAKROOM

RECEPTION 15'8 into bay x 14'4 (4.78m into bay x 4.37m)

RECEPTION 12'11 x 11'10 (3.94m x 3.61m)
Open to:

RECEPTION 11'3 max x 11'1 (3.43m max x 3.38m)

KITCHEN 21'2 max x 9'3 (6.45m max x 2.82m)

1ST FLOOR:

BEDROOM 15'11 into bay x 12'2 into cupb (4.85m into bay x 3.71m into cupb)

BEDROOM 12'1 into cupd x 12' (3.68m into cupd x 3.66m)

BEDROOM 9'5 x 8'10 (2.87m x 2.69m)

BATHROOM/WC 9'5 x 6'2 (2.87m x 1.88m)

EXTERIOR:

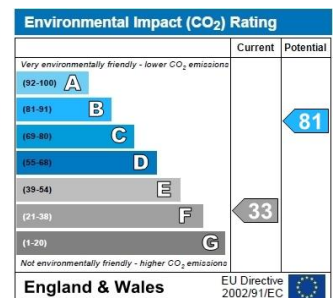
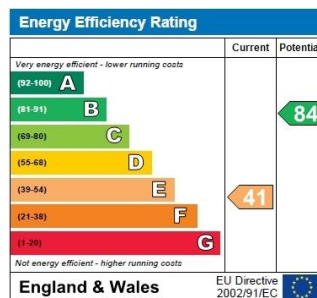
REAR GARDEN 68'11 x 30'8 max (21.01m x 9.35m max)

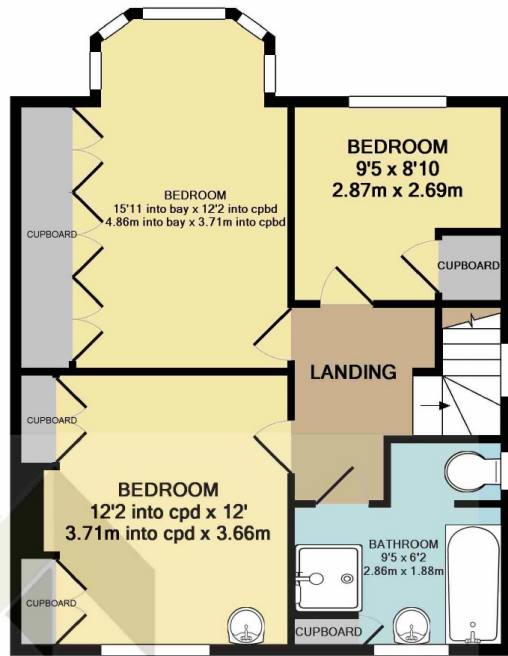
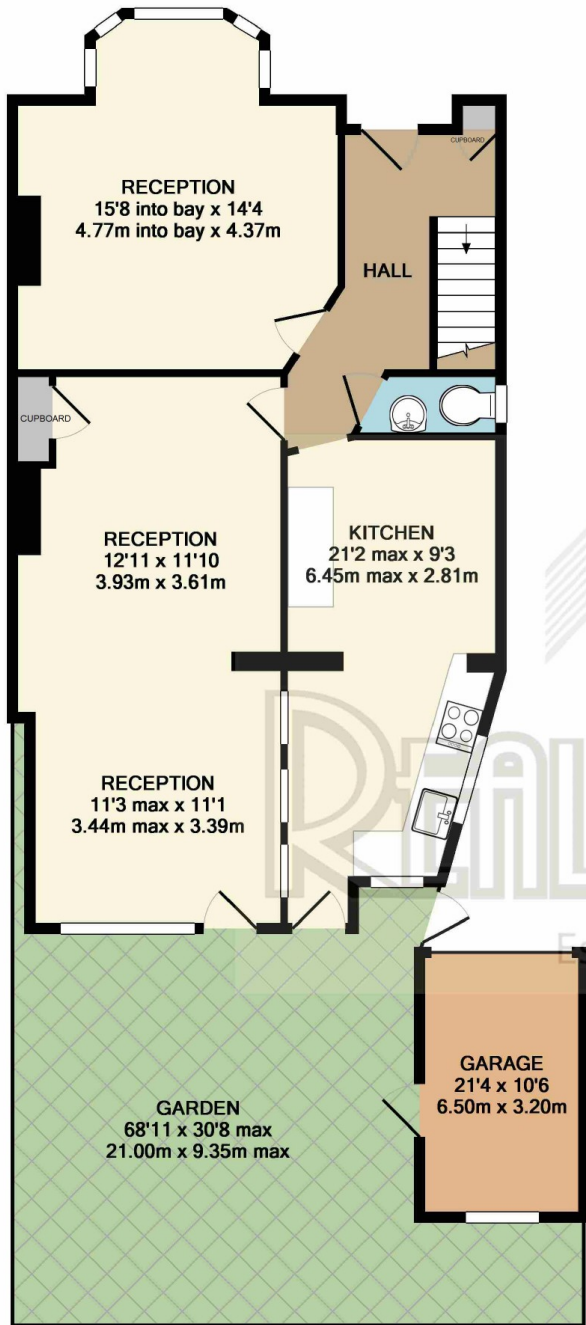
GARAGE 21'4 x 10'6 (6.50m x 3.20m)
Via shared driveway

Viewing:

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

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(EXCLUDES GARAGE)
TOTAL APPROX. FLOOR AREA 1297 SQ.FT. (120.5 SQ.M.)
GIA measurements are approximate. Not to scale. Illustrative purposes only

Established 1981