



Southover, Woodside Park, N12 7HD
£1,100,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

Offered CHAIN FREE, a well presented 3 BEDROOM DETACHED LEYLAND STYLE family home situated in the heart of Woodside Park, offering POTENTIAL FOR EXTENSION (subject to the usual Local Authority planning consents).

The accommodation comprises extended fitted kitchen/breakfast room, reception room with front aspect bay, separate dining room with doors leading onto the terrace, study and guest cloakroom. The 1st floor offers 3 bedrooms, a family bathroom and separate wc.

To the rear there is a large paved terrace with steps leading down to the garden which is mainly laid to lawn with mature shrubs and trees. The paved front driveway provides parking for 2/3 cars and there is a single garage.

Southover is ideally located just a stone's throw from Woodridge Primary School, local amenities and the picturesque conservation area of Totteridge Green.

For further information and an appointment to view, please contact Sole Agent Real Estates on 020 8445 6387.

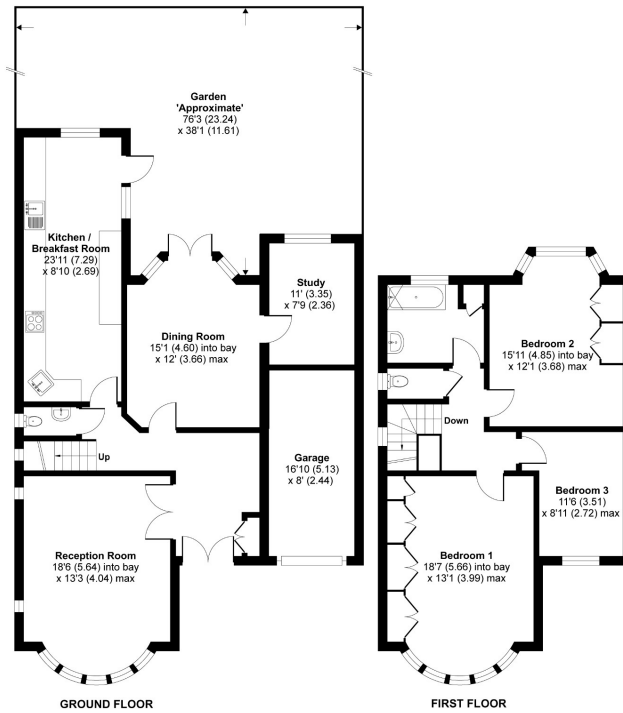




Southover, London, N12

Approximate Area = 1668 sq ft / 155 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2020. Produced for Real Estates. REF: 625599

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (19-199)	
B (81-91)		B (18-21)	
C (69-80)		C (15-16)	
D (55-68)		D (12-14)	
E (39-54)		E (8-11)	
F (29-38)		F (7-10)	
G (1-28)		G (1-6)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
54	74	45	67
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Woodside Park office: 14/14a Sussex Ring, Woodside Park, London N12 7HX

e : info@realestates-wsp.co.uk

t : 020 8445 6387

f : 020 8445 4492

w : www.realestates-wsp.co.uk



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings