



Lullington Garth, Woodside Park, N12 7BY
£929,950



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A well presented 4 bedroom 2 bathroom semi-detached family home situated in the heart of Woodside Park, within easy walking distance to local shops, bus services, Woodside Park Northern Line tube station, parkland and primary school catchment area.

The accommodation which is arranged over 3 floors comprises 2 reception rooms, modern fitted kitchen/breakfast room and guest cloakroom to the ground floor. The 1st floor offers 3 bedrooms and a family bathroom plus a further bedroom with en suite shower room to the 2nd floor.

Externally, there is a garage via shared driveway and a well maintained rear garden with paved patio area.

Scope for extension if required (STPP).

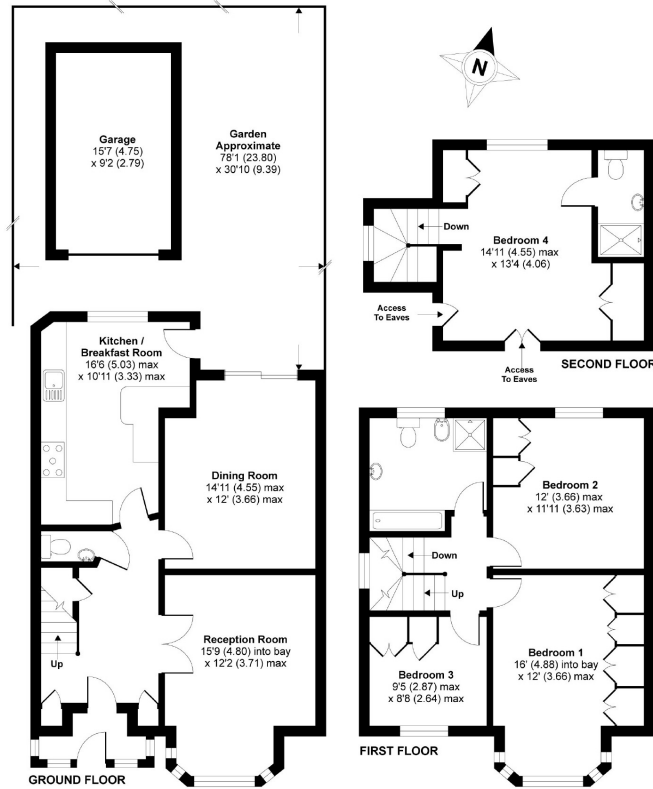




Lullington Garth, London, N12

Approximate Area = 1688 sq ft / 156.8 sq m (includes garage)

For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2020. Produced for Real Estates. REF: 614236

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		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
79	47	73	38

England & Wales EU Directive 2002/91/EC



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