



Westbury Road, Woodside Park, N12 7NY  
£1,100,000



REAL ESTATES

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A beautifully modernised, bright and spacious 4/5 bedroom 2/3 reception semi-detached corner property offering a unique opportunity to be either a large family home or 2 separate flats (planning permission already granted). Situated moments from Woodside Park's local shops, parkland and transport facilities including Woodside Park Northern Line tube station.

Arranged over 3 floors, this twin bay fronted home must be seen to be appreciated. The accommodation includes a large open plan modern fitted kitchen/reception room with bi-fold doors leading on to the patio and south facing rear garden, 2 further receptions, utility room and guest cloakroom/bathroom to the ground floor. The 1st floor offers a master bedroom with walk-in wardrobe and marble en suite shower room, a further bedroom and family bathroom. The top floor comprises 2 further bedrooms (1 with en suite shower room and Juliet balcony) and ample eaves storage space.

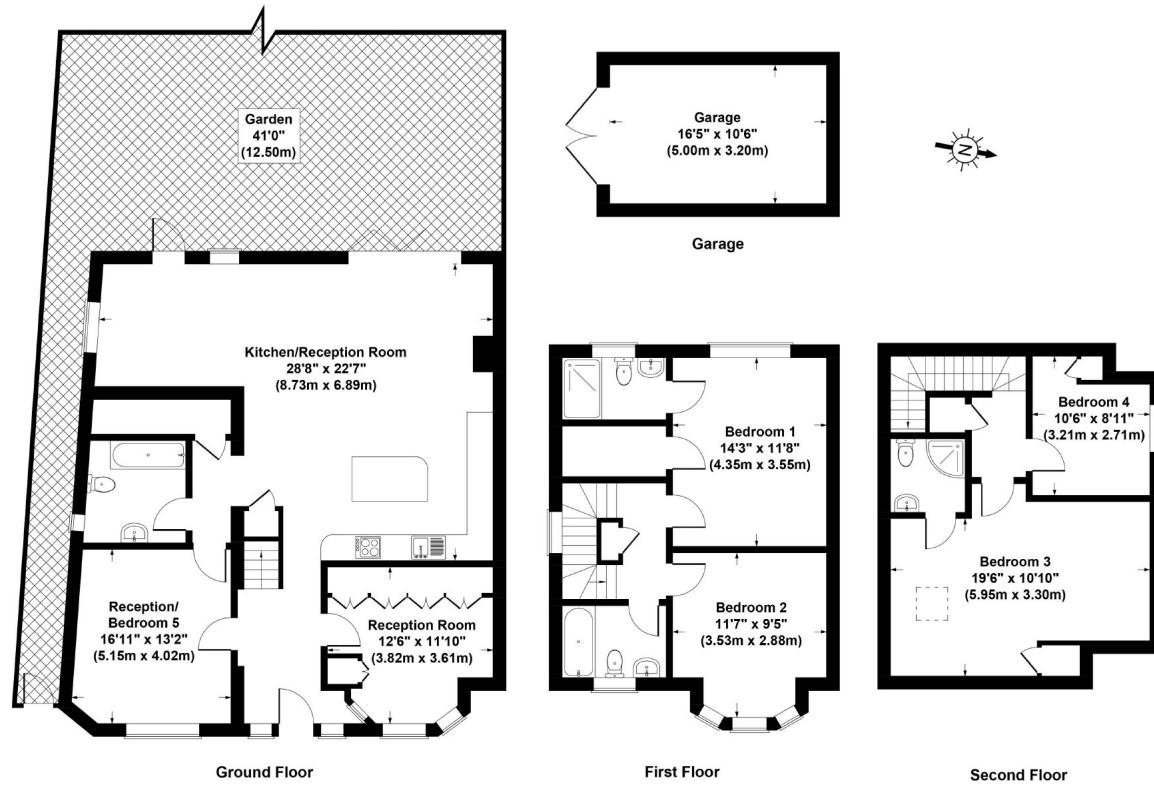
There is a well maintained south facing rear garden, off street parking for 2 cars and a detached garage accessed via Argyle Road.

Other features include:

\* SOLID WOOD FLOORING AND KITCHEN WORKTOPS \* MARBLE, TRAVERTINE AND PORCELAIN BATHROOMS \* STATE OF THE ART ALARM SYSTEM \* OUTSIDE SENSOR LIGHTING \*







Westbury Road, London, N12  
 Gross internal area 2185 sq ft/203 sq metres  
 Not to Scale. Produced by The Plan Portal 2018  
 For Illustrative Purposes Only.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
80-100	A	80	80-100	A	74
69-80	B		69-80	B	
55-69	C		55-69	C	
45-55	D		45-55	D	
35-45	E		35-45	E	
25-35	F		25-35	F	
1-25	G		1-25	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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