



Walmington Fold, Woodside Park, N12 7LH
Price Guide £1,250,000 Freehold Council Tax Band F

REAL ESTATES
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SOLD STC A 4 BEDROOM SEMI-DETACHED FULLY REFURBISHED HOUSE situated in the heart of Woodside Park, close to local shops, parkland, schools and Woodside Park Northern Line tube station.

This property has been renovated to an extremely high standard with meticulous attention to detail.

The ground floor accommodation comprises of a wonderful front reception room with double doors leading on to the entrance hallway with a guest cloak room and excellent sized utility room with Miele washer and separate dryer. The ground floor, fitted with Herringbone wood flooring throughout, is completed with an open plan kitchen that benefits from a Cesar Italian kitchen with feature book matched granite back splash and Gaggenau appliances, which leads through to the manicured garden with a fantastic terrace and Summer house.

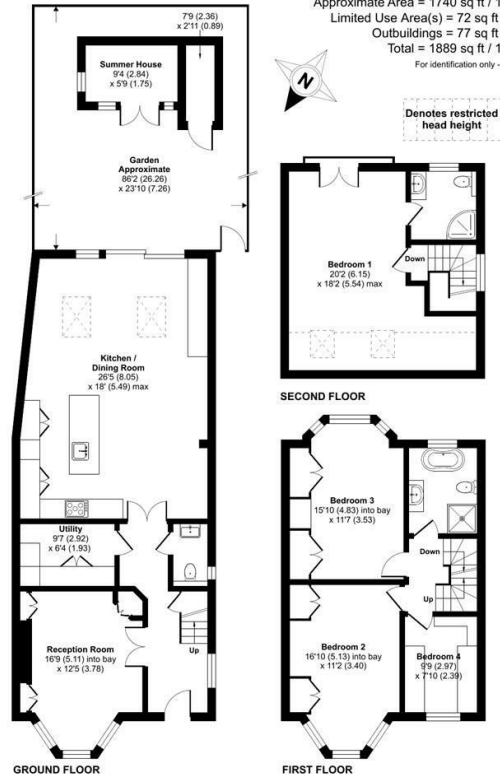
To the first floor you will find two double bedrooms, a good-sized single bedroom and a family bathroom. The principal suite can be found on the second floor with en-suite shower and a Juliet balcony with open views. The property further benefits from a fully wired alarm and CCTV system, plantation shutters and electric blinds throughout and a cobbled driveway for two cars with the addition of the middle driveway having been re-done from its original tarmac.





Walmington Fold, London, N12

Approximate Area = 1740 sq ft / 162 sq m
 Limited Use Area(s) = 72 sq ft / 7 sq m
 Outbuildings = 77 sq ft / 7 sq m
 Total = 1889 sq ft / 176 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced for Real Estates - REF: 820327

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Some energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
		74	82

EU Directive

