



Walmington Fold, Woodside Park, N12 7LD
£1,200,000 Freehold Council Tax Band F

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

An opportunity to acquire a well presented 4 BEDROOM, 2 BATHROOM SEMI-DETACHED FAMILY HOME, situated in the heart of Woodside Park, just a stone's throw to local shops, cafes, parkland, primary schools and both Woodside Park and West Finchley Northern Line tube stations.

Arranged over 3 floors, this bright and spacious home has the benefit of a bay fronted reception room, fitted kitchen open plan with dining/family room, conservatory, guest cloakroom, 3 bedrooms and a family bathroom to the 1st floor and a master suite with en suite bathroom to the 2nd floor.

The rear garden extends to approx 61 ft with gated access to parkland, and a summer cabin with light, power, wc and shower facilities. Off street parking.



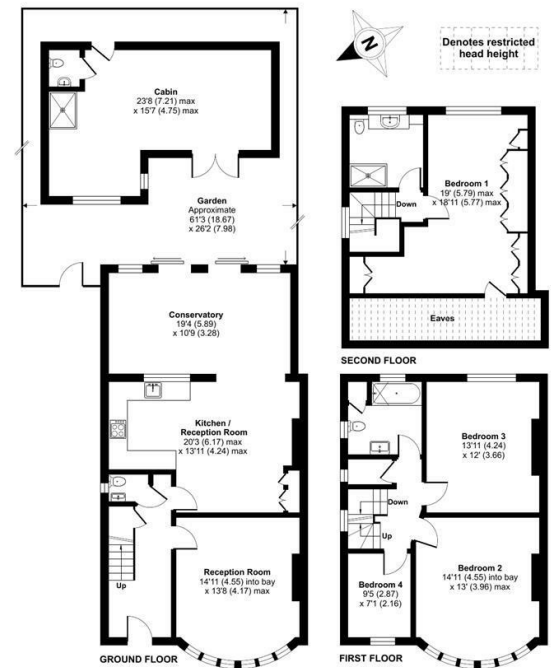


Walmington Fold, London, N12

Approximate Area = 1729 sq ft / 160.6 sq m
 Limited Use Area(s) = 101 sq ft / 9.3 sq m
 Outbuilding = 300 sq ft / 27.8 sq m
 Total = 2130 sq ft / 197.7 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
(91-94)	B		
(85-90)	C		59
(79-84)	D		
(73-78)	E		
(67-72)	F		
(61-66)	G		
Not energy efficient - higher running costs			

EU Directive



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2023. Produced for Real Estates - REF: 974196

