



Linkside, Woodside Park, N12 7LE  
£1,295,000 Freehold Council Tax Band F

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Real Estates are delighted to bring to the market this 5 BEDROOM 2 BATHROOM SEMI-DETACHED family home presented in immaculate condition throughout and situated on a premier street in Woodside Park.

Upon entering the house you are met with a large porch that benefits from underfloor heating. Through the hallway, the accommodation comprises a lovely front reception room, a guest cloakroom and an excellent sized utility room. The ground floor is completed with another living space, leading onto the beautiful and light, open plan kitchen diner with underfloor heating.

The extended first floor provides three double bedrooms, a good-sized single bedroom and a family bathroom. The principal bedroom can be found on the second floor with an en-suite bathroom, fitted wardrobes and a Juliet balcony.

To the rear, there is an incredibly well manicured SOUTH-EASTERLY facing garden and large patio with a fabulous lighting system and outdoor seating area.

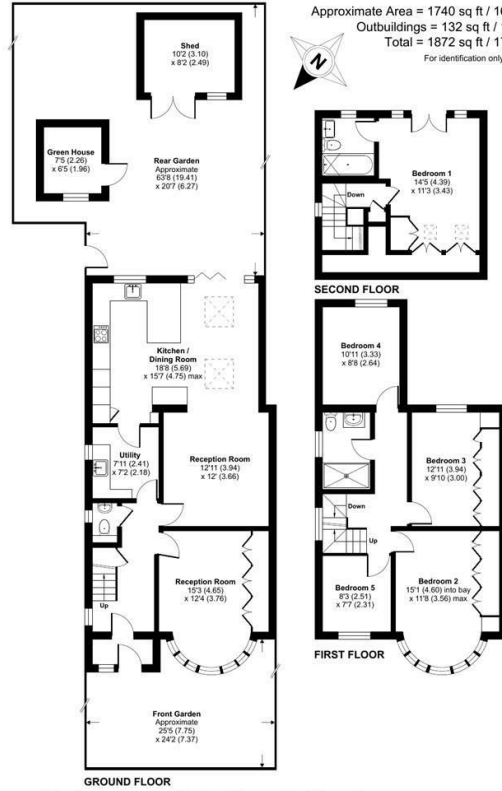
Linkside is a very popular and quiet location given the easy access to West Finchley Northern Line tube station, local shops and cafes at Sussex Ring as well as parkland and schools.





## Linkside, London, N12

Approximate Area = 1740 sq ft / 161.6 sq m  
 Outbuildings = 132 sq ft / 12.2 sq m  
 Total = 1872 sq ft / 173.8 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). © rinchcom 2024. Produced for Real Estates. REF: 1120734

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100	82	81
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20	After energy efficient - higher running costs	
EU Directive			



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