



Michleham Down, Woodside Park, N12 7JJ
£4,000 Per Calendar Month Council Tax Band G

REAL ESTATES
Est.1981

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UNFURNISHED/FURNISHED* AVAILABLE NOW A well presented 3 BEDROOM SEMI-DETACHED family home situated in the heart of Woodside Park, within easy reach of local shopping and transport facilities.

The accommodation comprises a large reception room with doors leading to separate dining room, a fitted kitchen with space for a small dining table that leads onto another reception room and separate utility room. The downstairs accommodation is completed with a guest W.C. To the first floor you have two double bedrooms both with fitted wardrobes and one with an en-suite, a third large single bedroom and a family bathroom. The property also benefits from a large garden that backs onto Folly Brook and the Darlands Nature Reserve to the rear and to the front a driveway for at least 2 cars.

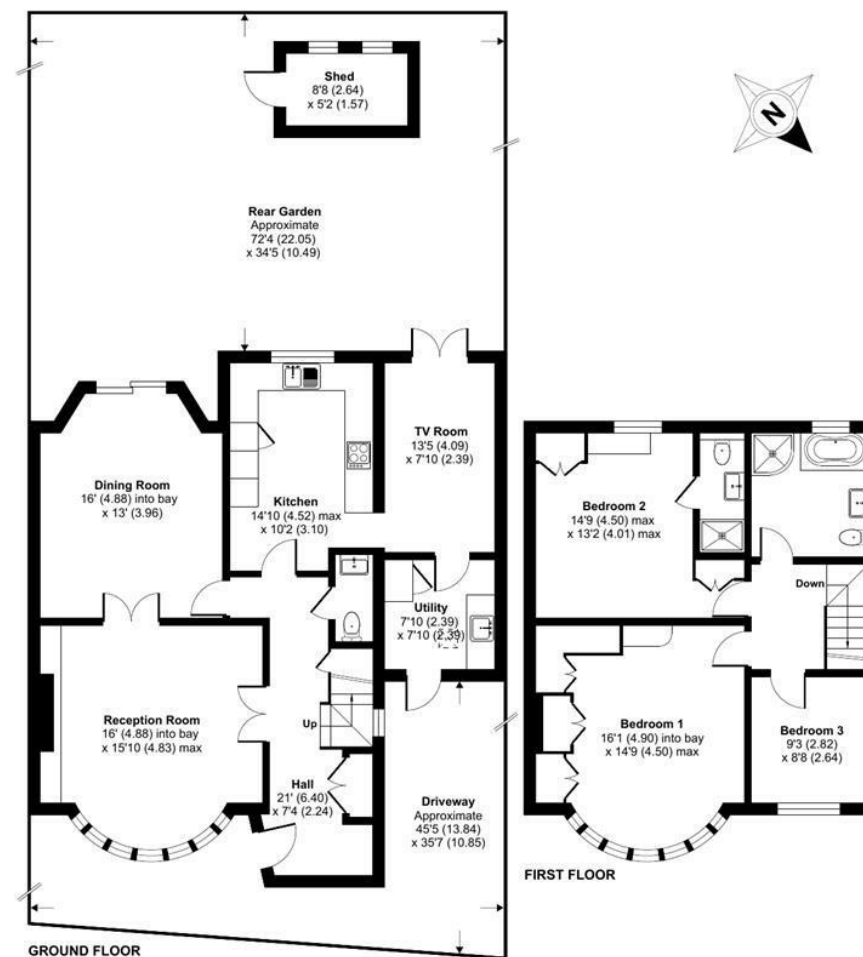
Michleham Down, N12

Approximate Area = 1601 sq ft / 148.7 sq m

Outbuilding = 45 sq ft / 4.2 sq m

Total = 1646 sq ft / 152.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Real Estates. REF: 1161796