

## **FOR SALE** - EXTENDED, DETACHED FAMILY HOME



### **2 FOLKINGTON CORNER, WOODSIDE PARK, N12 7BH**

A well presented & extended family home, set in a quiet Cul-de-sac location, and with a southerly aspect rear garden benefitting from an open outlook beyond.

There are local shops approximately half a mile from the property, and both Woodside Park & West Finchley underground stations (Northern Line) are within a mile.

#### **Accommodation**

**Double Aspect Main Reception • Family Room • Study**  
**Morning Room with lantern roof and views over southerly aspect garden**  
**Fitted Kitchen • Utility Room • Guest Cloakroom**

**Double Aspect Master Bedroom with Dressing Area & En-Suite**  
**Loft Room with En-Suite & open views from a Juliet Balcony**  
**Two Further Bedrooms • Family Bathroom**

**Garage & Carriage Driveway**

***Viewing Recommended - Strictly by Appointment Only***

**‘OFFERS IN EXCESS OF’ £1,750,000 FH**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

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*Front doors with leaded inserts, opening to;*

**Entrance Hallway:** Tiled floor, decorative coving, stairs rising to first floor with under stair cupboard housing electricity meter and fuse board, feature cast iron radiators, doors opening to;

**Main Living Room:** Double aspect with doors onto rear terrace & leaded double glazed bay window to front. Feature decorative fireplace with cast iron surround & mantle and stone hearth, curved radiator and further feature cast iron radiator, decorative coving.

**Family Room:** Decorative coving, tiled floor, feature cast iron radiator, leaded double glazed bay window to front, opening through to kitchen and door opening to;

**Study:** Cast iron feature radiator, decorative coving, leaded double glazed window to front.

**Kitchen:** Range of bespoke kitchen units with marble work surfaces and splash back, sink set in unit with drainer, built-in fridge freezer, built-in wine rack, curved corner cupboards, space for range cooker with hood above, ample storage drawers, feature ceiling recess with inset spotlights, tiled floor, door to side, and openings through to;

**Morning Room:** Currently arranged with dining table, with built-in bespoke storage units with marble top and splash back matching the kitchen, tiled floor, cast iron feature radiators, door & windows to terrace and with lantern roof above.

*Stairs rising to 1<sup>st</sup> floor. Half Landing with leaded double glazed window to rear & feature cast iron radiator. From main landing, doors opening to;*

**Master Bedroom:** Double aspect – leaded double glazed bay window to front, double glazed window to rear, built-in cupboards, feature radiators, decorative coving, opening (with step up) to;

**En-Suite Shower Room:** Shower enclosure, WC, bidet, wash basin set on vanity unit, marble tiling to walls and floor, chrome towel ladder, decorative coving, leaded double glazed window to front.

**Bedroom:** Double aspect - leaded double glazed windows to front & rear, decorative coving, fitted cupboards, feature cast iron radiators.

**Bedroom:** Leaded double glazed bay window to front, decorative coving, feature cast iron radiator, under stair storage cupboard.

**Family Bathroom:** Comprising tile enclosed bath with shower screen & mixer tap with handheld shower, WC, bidet, pedestal wash hand basin, chrome towel ladder, fully tiled walls, leaded double glazed window to rear.



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# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
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Page Three

*Door from main landing opening to turning staircase rising to upper landing with Velux and door to;*

**Loft Room:** Velux windows to front & side, and double doors to a Juliet balcony with views to the rear over Finchley golf course. 'L' shaped walk-in wardrobe in eaves, leading through to attic storage space.

**Ensuite shower:** Into eaves, with tiled floor and shower enclosure, mosaic tiling to walls and around wash basin, WC, bidet, chrome towel radiator.

**Rear Garden:** Terrace with railings and steps down to a lower level decked area with raised feature flower bed and hot tub (available separately). Further steps down to lower paved area leading to lawn, with mature trees & shrubs to borders. *Gate onto the golf course – for members only.*

**Garage:** With power & light, leading through to rear **Utility Room** with wall mounted Vaillant gas boiler, Megaflo cylinder & water softener, and space for additional fridge freezer. Door to Garden.



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Page Four



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Page Five



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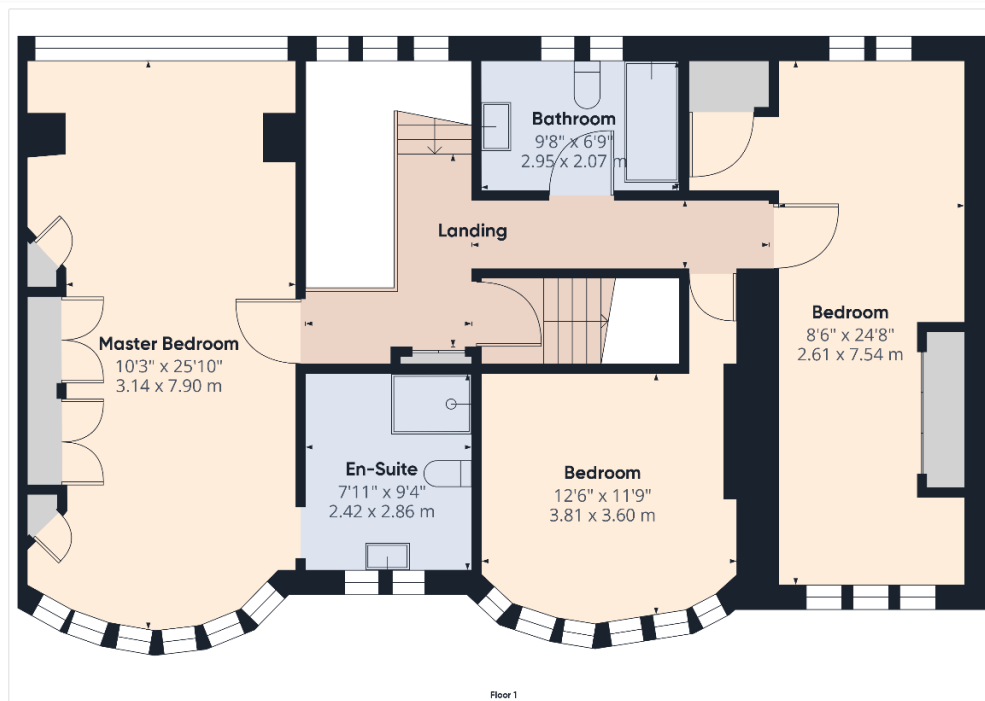
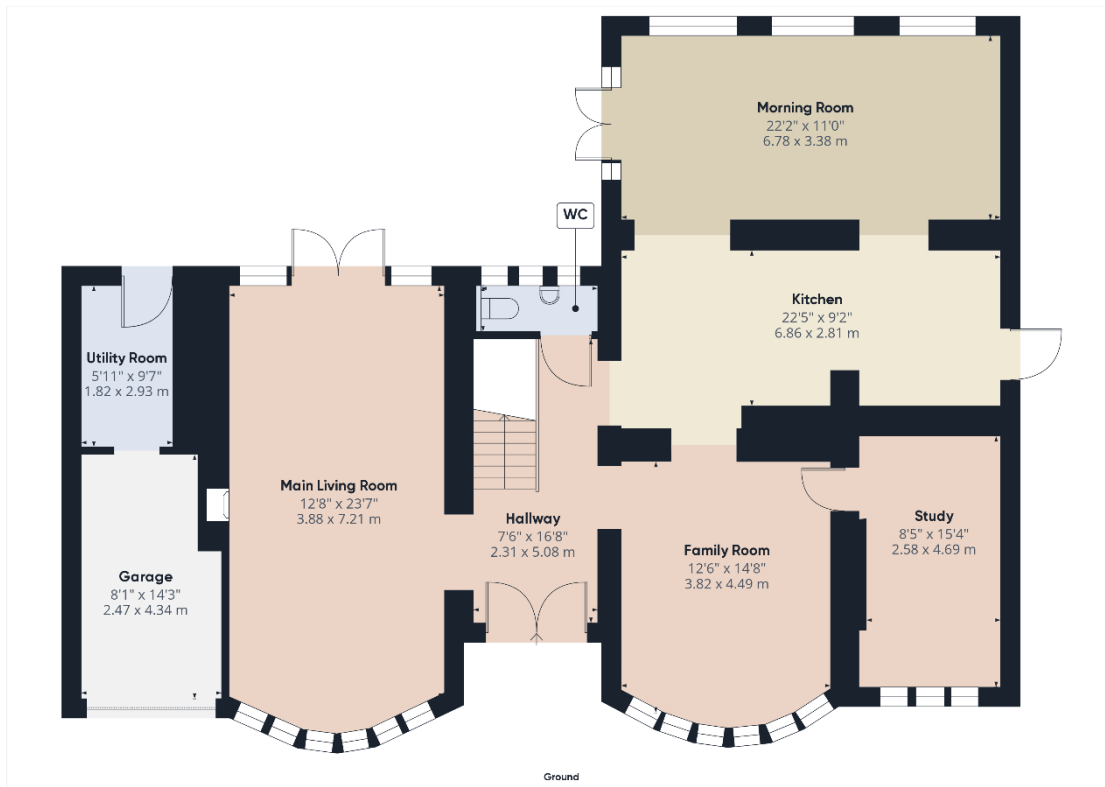
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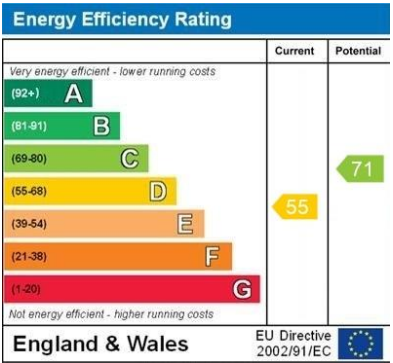
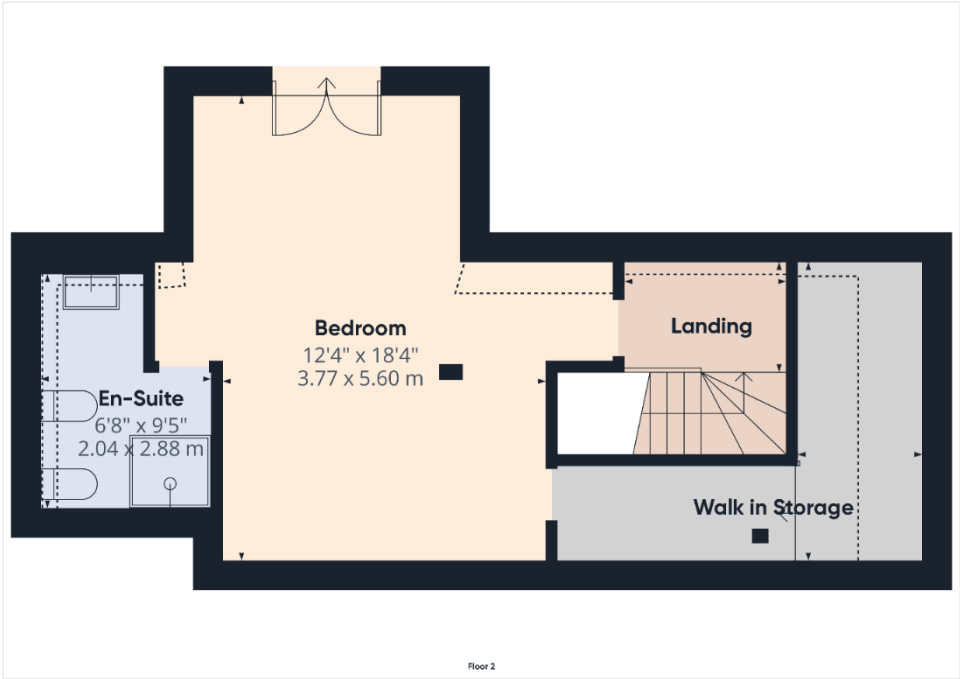
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