



Northiam, Woodside Park, N12 7HA  
Asking Price £1,270,000 Freehold Council Tax Band G

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**\*CHAIN FREE\*** On the market for the first time in over 40 years, Real Estates are delighted to offer for sale this 4 BEDROOM LINK-DETACHED family home in the heart of Woodside Park.

This good sized house benefits from two separate reception rooms, an extended kitchen diner and a double length integral garage. The first floor comprises three double bedrooms, one well proportioned single bedroom and a modern family bathroom.

Externally there is large private driveway for multiple cars and a rear garden with patio. Further extensions are possible (STPP).

The property is walking distance to Woodside Park underground station, local shops and cafes plus nearby parkland.

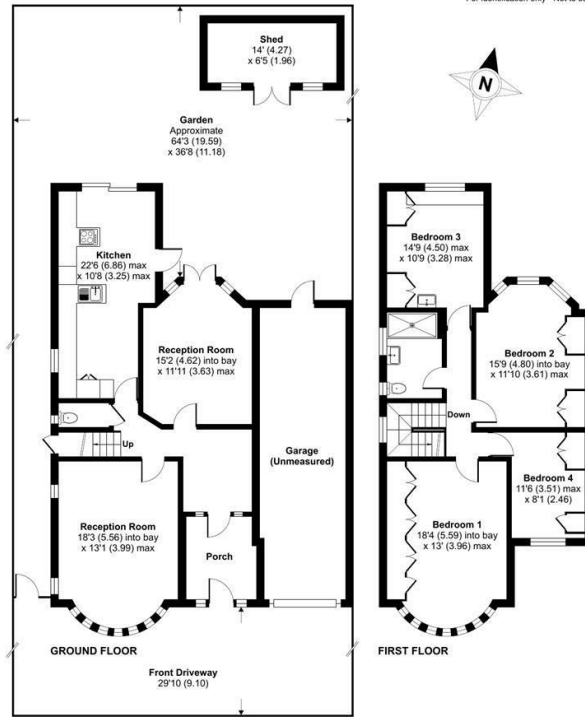
Sole Agent





## Northiam, London, N12

Approximate Area = 1635 sq ft / 151.9 sq m (excludes garage)  
 Outbuilding = 91 sq ft / 8.4 sq m  
 Total = 1726 sq ft / 160.3 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: 1070005

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		73
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Some energy efficiency - lower running costs	F		35
Energy efficiency - lower running costs	G		
Not energy efficient - higher running costs	H		

EU Directive

