



Walmington Fold, Woodside Park, N12 7LL  
£975,000 Freehold Council Tax Band F

**REAL ESTATES**  
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**\*CHAIN FREE\*** Real Estates are delighted to offer for sale this 3 BEDROOM SEMI-DETACHED family home on one of Woodside Park's most desirable roads.

The property comprises guest cloakroom, front aspect reception room, extended open plan kitchen/diner and living space at rear. To the first floor there are 2 double bedrooms and 1 single, together with a family bathroom/wc. Further potential to extend into the loft (stpp).

Externally, there is off street parking for 2 cars, garage and a well maintained rear garden.

Sole Agent



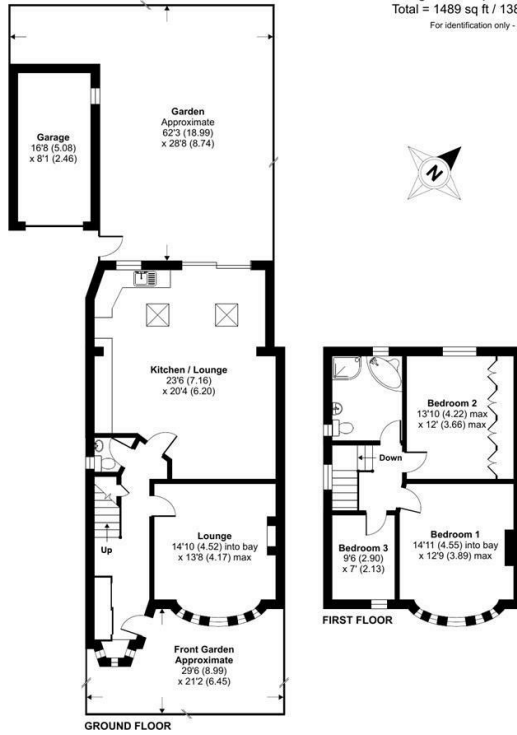






# Walmington Fold, London, N12

Approximate Area = 1353 sq ft / 125.7 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1489 sq ft / 138.3 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). © ricscom 2024. Produced for Real Estates - REF: 1074109

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

EU Directive



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