



Northiam, Woodside Park, N12 7HA
£925,000 Freehold Council Tax Band G

REAL ESTATES
Est.1981

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Real Estates are delighted to bring to the market this 3 BEDROOM SEMI-DETACHED LEYLAND FAMILY HOME in this sought after location, conveniently situated close to Woodside Park Northern Line tube station, local shops, bus services, schools and parkland.

The well presented accommodation comprises lounge with front aspect bay window thru to dining room with doors leading to the rear garden, fitted kitchen, guest cloakroom, 3 bedrooms (2 doubles) and a family bathroom/wc. Potential to extend to the rear and into the loft (STPP).

The back garden extends to approx 71 ft and to the front, the driveway provides off street parking for 2 cars.

Sole Agent REAL ESTATES



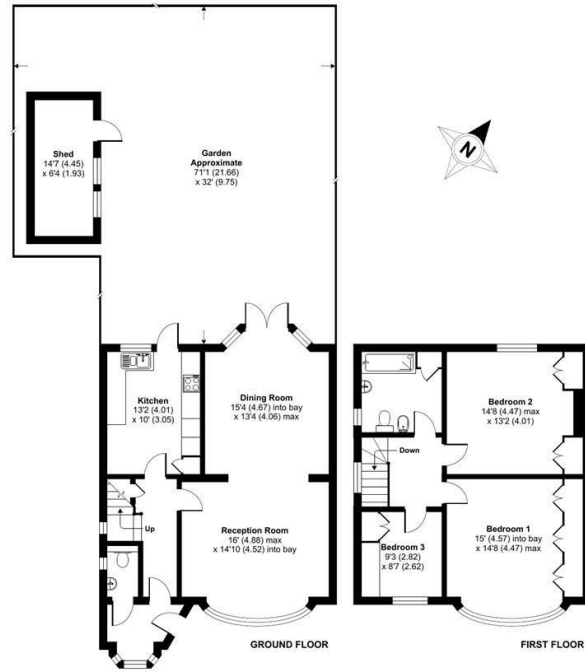


Northiam, London, N12

Approximate Area = 1355 sq ft / 125.9 sq m
 Outbuilding = 93 sq ft / 8.6 sq m
 Total = 1448 sq ft / 134.5 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	70	
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		

EU Directive



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2022. Produced for Real Estates - REF: 920984

