



Lullington Garth, Woodside Park, N12 7AP
£1,000,000 Freehold Council Tax Band F

REAL ESTATES
Est. 1981

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* CHAIN FREE * Real Estates are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED family home in the heart of Woodside Park.

This excellent family home comprises of a good sized front reception room, a through family room onto dining room and open plan kitchen that was finished to a high standard. The ground floor is completed with a guest WC. To the first floor you have two very good sized double bedrooms, one single bedroom and a modern family bathroom.

To the rear of the property the garage has been converted into a summer house, perfect for an office or extra family room that looks out onto the well maintained garden. The house also benefits from a driveway for up to 2 cars.

Catchment for Frith Manor Primary School and a short walk to Woodside Park Northern Line tube station plus local shops and cafes on Sussex Ring.

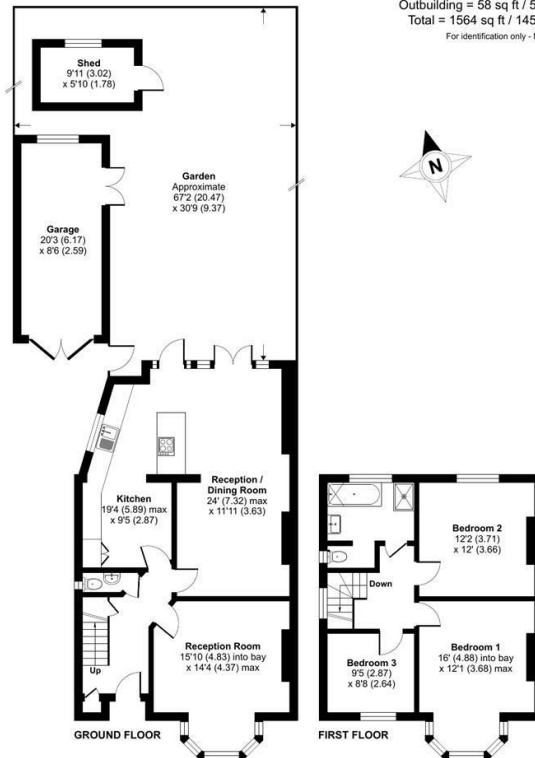
Sole Agent





Lullington Garth, London, N12

Approximate Area = 1506 sq ft / 139.9 sq m (includes garage)
 Outbuilding = 58 sq ft / 5.4 sq m
 Total = 1564 sq ft / 145.3 sq m
 For identification only - Not to scale



Certified Property Measurer RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2022. Produced for Real Estates - REF: 903185

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		86
Energy efficient	B		
Decent	C	69	
Needs improvement	D		
Energy inefficient	E		
Very energy inefficient - higher running costs	F		
	G		

EU Directive



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