



Walmington Fold, Woodside Park, N12 7LJ
£1,250,000 Freehold Council Tax Band F

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Real Estates are delighted to offer for sale this immaculate 4 BEDROOM 2 BATHROOM SEMI-DETACHED family home situated in a quiet residential turning on the edge of Woodside Park and West Finchley.

The ground floor accommodation comprises a front reception room through to the open plan kitchen/diner leading out onto the patio and approx 100 ft mature rear garden via bifold doors. There is also a front porch for storage and guest cloakroom.

To the 1st floor, the house benefits from 2 good sized double bedrooms with fitted wardrobes, 1 single bedroom and a family bathroom. The loft has been converted into the principal bedroom, with an en suite shower, eaves storage space and Juliet balcony providing green views.

Externally, there is a front garden and private driveway as well as side access via the shared drive to the rear of the house.

West Finchley tube station on the Northern Line is within easy reach, as is the Dollis Valley Greenwalk, local shops and cafes.

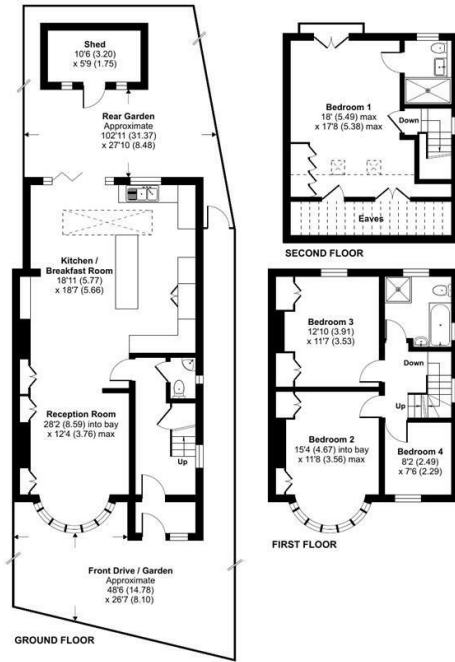
Sole Agent





Walmington Fold, London, N12

Approximate Area = 1523 sq ft / 141.4 sq m
 Limited Use Area(s) = 123 sq ft / 11.4 sq m
 Outbuilding = 61 sq ft / 5.6 sq m
 Total = 1707 sq ft / 158.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for Real Estates. REF: 1193103

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	71	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive



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