



Michleham Down, Woodside Park, N12 7JN  
Guide Price £1,300,000 Freehold Council Tax Band G

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Real Estates are delighted to present this 5 BEDROOM SEMI-DETACHED family home totalling over 2500 square feet set on a prime residential street in Woodside Park.

Arranged over 3 floors, the accommodation comprises thru lounge/diner, further rear reception room open to fitted kitchen, and guest cloakroom to the ground floor. There are 4 bedrooms and 2 bathrooms (1 en suite) to the 1st floor and a further bedroom with en suite to the 2nd floor.

Externally, the back garden measures approximately 65 foot and the property benefits from a DOUBLE LENGTH GARAGE via own driveway providing OFF STREET PARKING for at least 2 cars.

Walking distance to Woodside Park Northern Line tube station and catchment area for Woodridge Primary School. Access to Folly Brook and Darlands Nature Reserve via pathway opposite.

Sole Agent





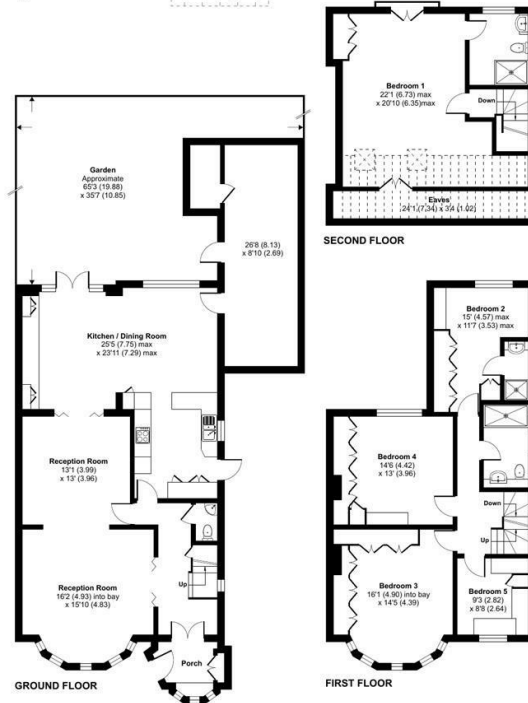


## Michleham Down, London, N12

Approximate Area = 2547 sq ft / 237 sq m  
 Limited Use Area(s) = 175 sq ft / 16 sq m  
 Total = 2722 sq ft / 253 sq m  
 For identification only - Not to scale

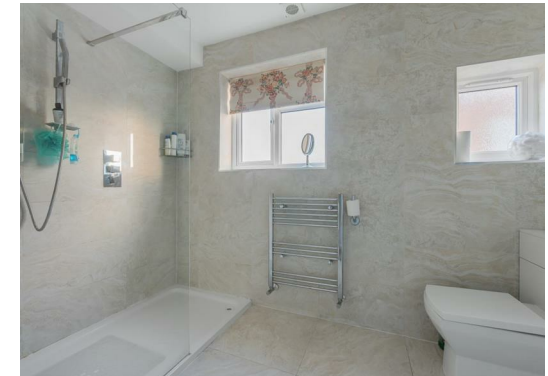


Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2023. Produced for Real Estates - REF: 934456

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		78
B (81-90)		
C (69-80)	65	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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