



Michleham Down, Woodside Park, N12 7JN
Guide Price £995,000 Freehold Council Tax Band G

REAL ESTATES
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Real Estates are delighted to bring to the market this THREE BEDROOM SEMI-DETACHED family home set in one of Woodside Park's premier streets.

The ground floor accommodation comprises two reception rooms, a separate kitchen, conservatory to the rear and guest cloakroom.

The upstairs provides two double bedrooms, one good sized single, a bathroom and WC.

Further extensions are possible into the loft and out the back (STPP).

Externally, there is a private driveway for one car as well as a shared accessway to the garden and garage.

Catchment for Woodridge Primary School. Pathways of Folly Brook and Darlands Nature Reserve nearby.

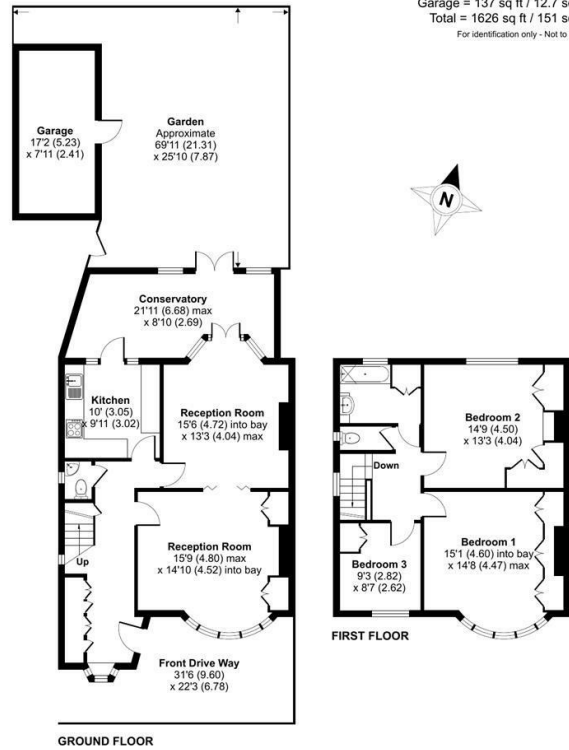
Sole Agent





Michleham Down, London, N12

Approximate Area = 1489 sq ft / 138.3 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1626 sq ft / 151 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Real Estates - REF: 1210154

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			84
B			
C		66	
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive			



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