



Guildown Avenue, Woodside Park, N12 7DQ
Guide Price £900,000 Freehold Council Tax Band F

REAL ESTATES
Est. 1981

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*** PROBATE SALE - GRANT AWAITED *** Real Estates are pleased to offer on a CHAIN FREE basis this END OF TERRACE family home set in the corner of a quiet CUL-DE-SAC just a stone's throw away from Woodside Park Northern Line Tube Station.

This FOUR BEDROOM property benefits from an incredibly large mature rear garden, with potential for a side and rear extension (STPP).

The ground floor features a separate kitchen, substantial reception room, storage areas and study/breakfast room. To the first floor, there are four good sized bedrooms, one with an en-suite shower and sink, plus the family bathroom.

Externally, there is a private driveway for two cars next to a front/side garden area, as well as a shed and powered summerhouse.

SOLE AGENT





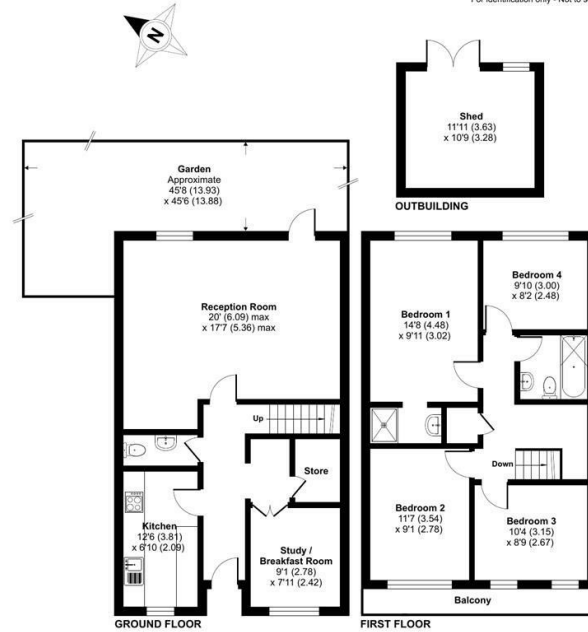
Guildown Avenue, London, N12

Approximate Area = 1288 sq ft / 119.6 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 1416 sq ft / 131.4 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 2025. Produced for Real Estates. REF: 1229586

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		85
B (81-90)		
C (69-80)		
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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