



Linkside, Woodside Park, N12 7LE

Guide Price £1,145,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

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* CHAIN FREE * A modernised 4 bedroom semi-detached family home situated in this sought after residential location, within walking distance to West Finchley Northern Line tube station, local shops, parkland and school catchment area.

* open plan family room/kitchen/dining room * separate lounge * guest cloakroom/shower room * master bedroom with en suite wet room * luxury family bathroom * south easterly rear garden * off street parking *

Sole Agent





Approximate Area = 1590 sq ft / 147.7 sq m
 For identification only - Not to scale

GROUND FLOOR

Rear Garden
 Approximate
 67' (20.40)
 x 255' (7.74)

Kitchen / Breakfast Room
 22'5" (6.83) max
 x 18'6" (5.69) max

Dining Room
 13'1" (3.96)
 x 12' (3.66)

Reception Room
 15' (4.57) into bay
 x 11'11" (3.63) max

Front Garden
 Approximate
 24'7" (7.49)
 x 23'4" (7.11)

FIRST FLOOR

Bedroom 1
 14'10" (4.52) max
 x 14'6" (4.42) max

Bedroom 2
 15'1" (4.60) into bay
 x 11'5" (3.48) max

Bedroom 3
 12'11" (3.94)
 x 11'9" (3.58)

Bedroom 4
 8' (2.44)
 x 7'7" (2.31)

SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-81)	C		
(55-68)	D	70	
(39-54)	E		78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

EU Directive

