



Poynings Way, Woodside Park, N12 7LP
Guide Price £1,350,000 Freehold Council Tax Band G

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Real Estates are thrilled to bring to the market this DETACHED FAMILY HOME set on one of Woodside Park's most renowned cul-de-sacs, on the doorstep of the shops and cafes of Sussex Ring.

The downstairs accommodation provides a double through reception space, leading into the rear extension, which wraps round to the large kitchen area. There is a separate integral garage with access from the front and back of the house.

The first floor provides four good sized bedrooms and two bathrooms.

The property has vast potential to extend, including to the side on two storeys plus a full loft conversion (STPP).

Poynings Way is a quiet residential turning within easy walking distance to both Woodside Park and West Finchley Northern Line Stations, as well as Riverside Park and the Dollis Valley Greenwalk.

Sole Agent





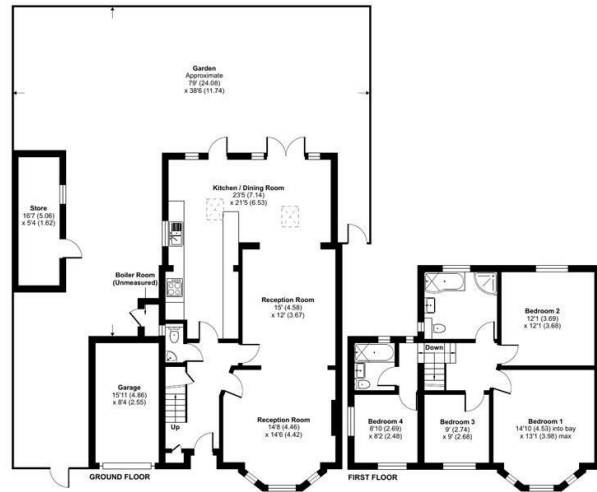
Poynings Way, London, N12

Approximate Area = 1559 sq ft / 144.8 sq m (excludes boiler room)
 Garage = 127 sq ft / 11.7 sq m
 Outbuilding = 88 sq ft / 8.1 sq m
 Total = 1774 sq ft / 164.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		73
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F	31	
Very poor energy efficiency - higher running costs	G		

EU Directive



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: 1231650



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