



Folkington Corner, Woodside Park, N12 7BH

Guide Price £1,225,000 Freehold

Council Tax Band G

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\* CHAIN FREE \* Real Estates are pleased to bring to the market this larger than average FOUR BEDROOM SEMI-DETACHED family home tucked away on one of Woodside Park's premier cul-de-sacs.

This double fronted property, totalling in excess of 2100 square feet, comprises two spacious reception rooms on the ground floor, leading into the kitchen diner. An integral garage and guest WC complete the downstairs accommodation.

To the first floor, there is a principal bedroom with en-suite shower, a further double bedroom, the main bathroom, plus two single bedrooms, one leading onto a PRIVATE TERRACE. Additionally, there is an existing loft room with plenty of eaves storage. Externally, there is a front driveway for multiple cars and an approximate 70 foot garden.

Folkington Corner is situated on the edge of Finchley Golf Club in the catchment area for Frith Manor Primary School. Woodside Park Underground Station is within a mile, whilst the popular coffee shops on Sussex Ring are nearby.

SOLE AGENT











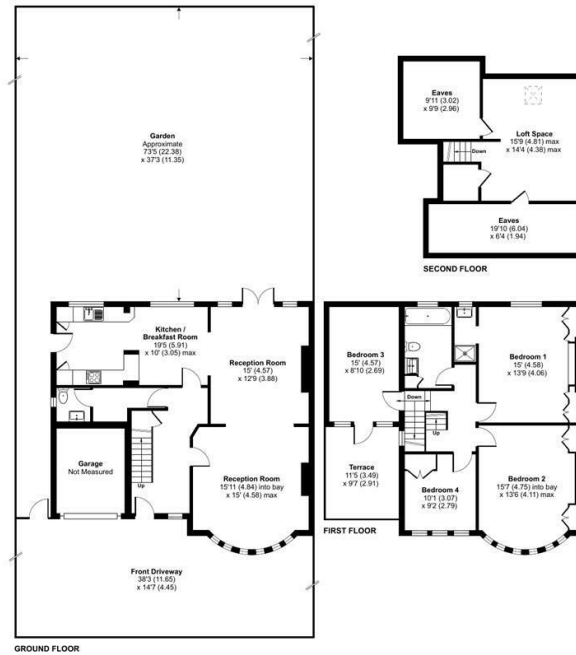
## Folkington Corner, London, N12

Approximate Area = 1875 sq ft / 174.1 sq m (excludes garage)

Limited Use Area(s) = 236 sq ft / 21.9 sq m

Total = 2111 sq ft / 196 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: 1328017

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (92-100)                                  |         | 72        |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |



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