



Folkington Corner, Woodside Park, N12 7BH
Guide Price £1,265,000 Freehold Council Tax Band G

REAL ESTATES
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Real Estates are delighted to bring to the market for the FIRST TIME IN OVER 40 YEARS this EXTENDED FIVE BEDROOM SEMI-DETACHED wide family home set in the corner of one of Woodside Park's most premier cul-de-sacs with stunning REAR GREEN VIEWS over Finchley Golf Course.

Upon entry into the spacious hallway, the ground floor accommodation comprises a front reception room with bay window, a separate dining room, and a snug which leads into the eat-in kitchen. A guest WC and integral garage complete the downstairs.

To the first floor, there are two large double bedrooms, one smaller double and two singles, plus a separate WC and the bathroom. Further extensions are possible into the loft and at the rear (STPP).

Externally, there is a private driveway for two cars, with electric charger wiring installed, as well as an approximate 60'x60' back garden with patio and shed. There is a gate providing access to the edge of the golf course too.

Folkington Corner is situated 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

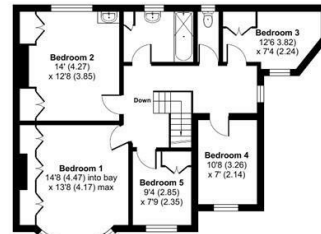




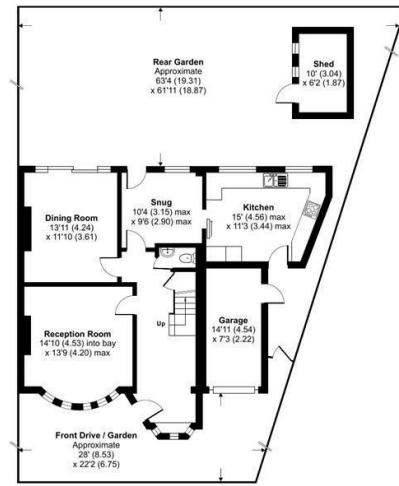


Folkington Corner, London, N12

Approximate Area = 1675 sq ft / 155.6 sq m
Garage = 105 sq ft / 9.8 sq m
Outbuilding = 61 sq ft / 5.6 sq m
Total = 1841 sq ft / 171 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1325292

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		72
B (81-90)		
C (69-80)		
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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