



Wolstonbury, Woodside Park, N12 7BA  
Guide Price £1,295,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est. 1981

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Real Estates are thrilled to offer for sale this extended and modern FOUR BEDROOM SEMI-DETACHED family home set at the end of a quiet cul-de-sac in the heart of Woodside Park.

The ground floor accommodation comprises a separate reception room leading into the vast open plan kitchen, living and dining area. There is also a guest WC, utility space and play room/study/extra bedroom.

The first floor provides two large double bedrooms, one single bedroom and the main bathroom, whilst the loft has been converted into a principal bedroom with en suite bathroom. Planning permission was previously granted for a first floor side extension to add a further en-suite bedroom as well.

Externally, there is a well maintained WEST FACING REAR GARDEN with a permanent powered outhouse perfect for an office or gym, along with planning permission for connection to mains water and sewage, plus a FRONT DRIVEWAY for multiple cars.

Wolstonbury is ideally situated for the popular coffee shops and amenities on Sussex Ring, with Woodside Park Underground Station just a short walk away too.

SOLE AGENT





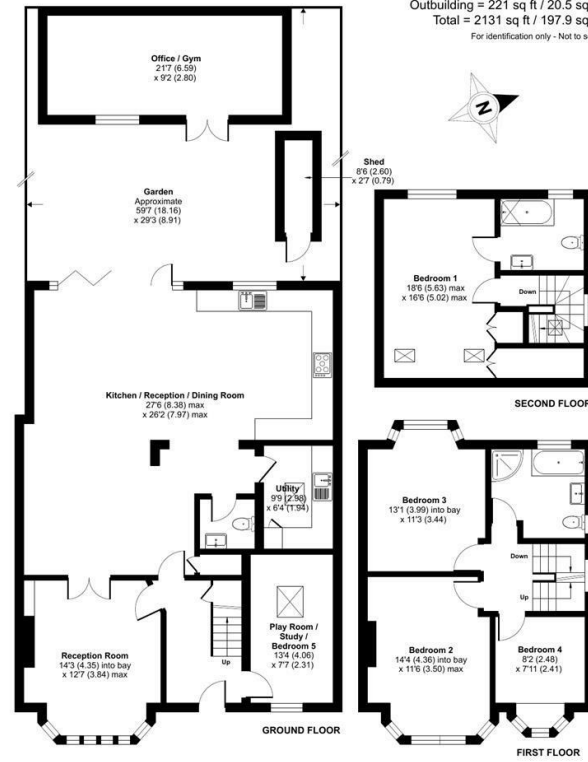
## Wolstonbury, London, N12

Approximate Area = 1910 sq ft / 177.4 sq m

Outbuilding = 221 sq ft / 20.5 sq m

Total = 2131 sq ft / 197.9 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: 1354488

| Energy Efficiency Rating                    |          | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| A                                           | (91-100) |         |           |
| B                                           | (81-90)  |         |           |
| C                                           | (71-80)  |         |           |
| D                                           | (61-70)  |         |           |
| E                                           | (51-60)  |         |           |
| F                                           | (41-50)  |         |           |
| G                                           | (31-40)  |         |           |
| Not energy efficient - higher running costs |          |         |           |
| EU Directive                                |          |         |           |



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