



Pyecombe Corner, Woodside Park, N12 7AJ
Guide Price £1,150,000 Freehold Council Tax Band F

REAL ESTATES
Est. 1981

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Real Estates are pleased to present this extended and very well maintained FOUR BEDROOM SEMI-DETACHED family home set on a desirable cul-de-sac in the heart of Woodside Park.

The ground floor accommodation comprises a separate reception room at the front, with the rear providing a further living space leading into the open plan kitchen diner. There is also a guest WC and utility area.

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.

Externally, there is a 60 FOOT GARDEN with decking and sheds, plus a GARAGE and DRIVEWAY for multiple cars.

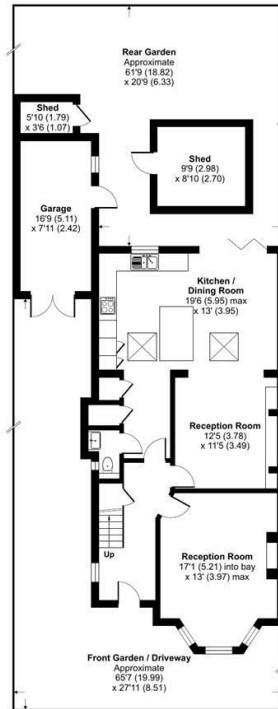
Pyecombe Corner is ideally situated for the popular coffee shops and amenities on Sussex Ring, with Woodside Park Underground Station just a short walk away too.

SOLE AGENT





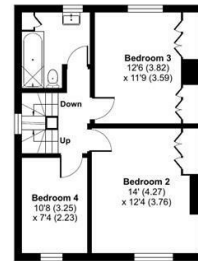
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Real Estates. REF: 1356609

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 65, Potential: 77

EU Directive



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