



Poynings Way, Woodside Park, N12 7LP
Guide Price £1,850,000 Freehold Council Tax Band G

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Real Estates are delighted to bring to the market this completely renovated FIVE BEDROOM, FOUR BATHROOM DETACHED family home set on a desirable, quiet cul-de-sac in the heart of Woodside Park. This large property has been fully extended and refurbished to a high standard, offering substantial, modern living space on every floor.

The downstairs accommodation, featuring underfloor heating, comprises a reception room, study and guest WC with shower at the front of the house, with a vast open plan modern kitchen diner occupying the rear, fitted with a large central island and plenty of storage cupboards. Sliding glass doors lead into the flat and wide garden surrounded by trees which make for a tranquil retreat. There is a shed and patio plus double side access through to the front driveway.

To the first floor, there are four excellently sized double bedrooms, one with an en-suite shower room and the others sharing a generous main bathroom with separate bath and shower. A utility space has been cleverly created at the end of the corridor housing the washing machine and tumble dryer. The loft has been converted with particularly high ceilings into the principal bedroom combined with a spacious en-suite bathroom and eaves storage.

Poynings Way is well located for either Woodside Park or West Finchley Underground Stations, as well as Riverside Park and the popular coffee shops on Sussex Ring.

SOLE AGENT





Poynings Way, London, N12

Approximate Area = 2469 sq ft / 229.3 sq m

Limited Use Area(s) = 154 sq ft / 14.3 sq m

Total = 2623 sq ft / 243.6 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1363055

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		78
B (81-91)		
C (69-80)	68	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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