



Poynings Way, Woodside Park, N12 7LP

Guide Price £1,199,000 Freehold

Council Tax Band G

**REAL ESTATES**  
Est. 1981

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Real Estates are pleased to present a rare opportunity to purchase a DETACHED FOUR BEDROOM property set on a desirable residential street in the family friendly neighbourhood of Woodside Park/West Finchley. Whilst the house may require some cosmetic refurbishment, it benefits from a solid structure, excellent layout, and prime location — ideal for buyers who want to add value through thoughtful renovation.

The spacious home is just a short walk to either Woodside Park or West Finchley Northern Line Underground Station, as well as being nearby local bus routes, shops and cafes on Sussex Ring plus highly regarded primary schools such as Frith Manor and Moss Hall.

This substantial house sits on a GENEROUS PLOT with a good size garden, and offers approximately 1700 square feet of internal living space plus an integral garage. There is a FRONT DRIVEWAY for multiple cars and SIDE ACCESS to the back of the property too.

The ground floor comprises a double through reception room leading into the rear extension which wraps round to the large kitchen area and guest WC under the stairs. The first floor provides two double bedrooms, two single bedrooms and two bathrooms. The loft can be converted to create additional bedrooms and bathrooms whilst the existing garage and space above could be rebuilt and reconfigured to help create a truly wonderful long-term family home (STPP).





## Poynings Way, London, N12

Approximate Area = 1559 sq ft / 144.8 sq m (excludes boiler room)

Garage = 127 sq ft / 11.7 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 1774 sq ft / 164.6 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: 1251650

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive		



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