

Michleham Down

London, N12

WAYNE & SILVER



The Property

A highly desirable semi-detached family home located on a sought-after road in Woodside Park. Arranged over three levels, the property offers excellent potential to extend the ground floor accommodation (subject to local planning consent). The home features a spacious entrance hall, a large double reception room, a separate kitchen, and a guest WC on the ground floor. The upper floors comprise four well-proportioned bedrooms, all with ample built-in storage, and a modern family bathroom.

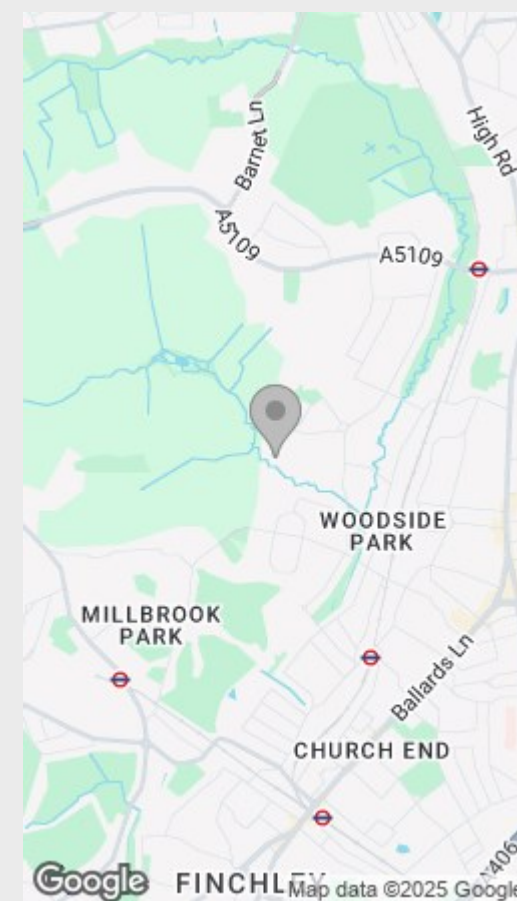
Further benefits include a generous south-facing garden with stunning green views, directly backing onto Darlands Nature Reserve, off-street parking for two cars, and abundant storage throughout. Conveniently positioned close to Woodside Park Northern Line station, local shops, cafes, parkland, and within the catchment area of the highly regarded Woodridge Primary School

- Excellent location
- Stunning views
- South facing garden
- Off street parking
- Great potential to extend (STP)
- Studio/Garage





Location







Michleham Down

ASKING PRICE

£1,200,000

BEDROOMS

4

BATHROOMS

1

INTERNAL

2310.00 sq ft

EPC

C

LOCAL COUNCIL

Barnet

TAX BAND

G

TENURE

Freehold

YEARS REMAINING

n/a

SERVICE CHARGE

n/a



Floorplan & EPC

ASKING PRICE

£1,200,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

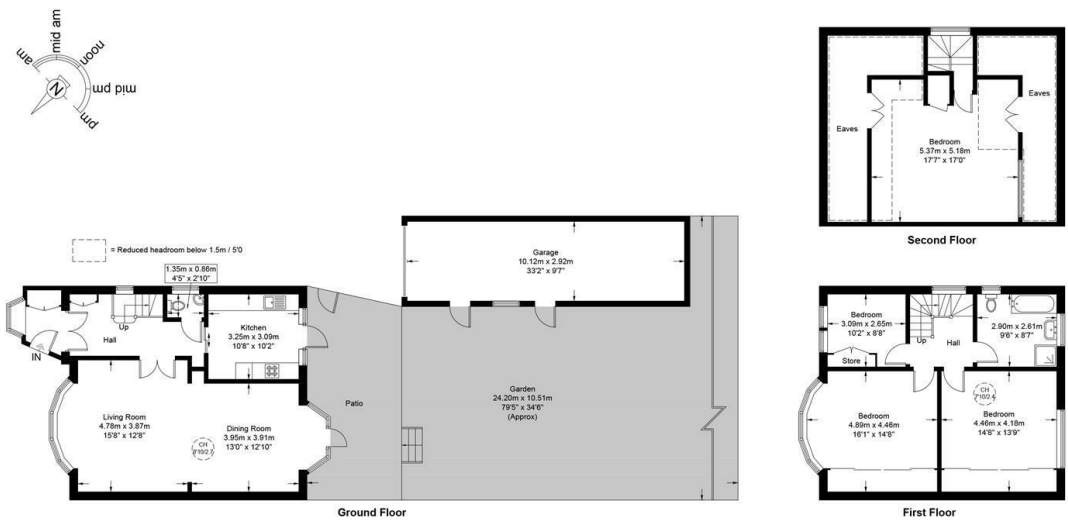
WAYNE
& SILVER

Michleham Down, N12

Approximate Gross Internal Area = 2310 sq ft / 214.6 sq m

Restricted Height = 367 sq ft / 34.1 sq m

Garage = 315 sq ft / 29.3 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.