



Sussex Ring, Woodside Park, N12 7HU

Guide Price £1,295,000 Freehold

Council Tax Band G

REAL ESTATES
Est. 1981

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Real Estates are delighted to present this modern and substantial FIVE BEDROOM, FOUR BATHROOM SEMI-DETACHED family home located in the heart of Woodside Park with green rear views over Riverside Park.

Totalling 2178 square feet, the property benefits from a double storey side extension plus a loft conversion which has created a spacious accommodation over three floors. There are four excellently-sized double bedrooms, two featuring en-suite bathrooms, as well as a single/study and two additional bathrooms, one situated on the ground floor where there is an extra guest WC too.

There are two large receptions rooms to the front of the house, a utility area and one further living space towards the back leading into the L-shaped kitchen diner with access to the SOUTH FACING patio and garden.

General amenities can be found directly across the street, including two popular coffee shops, whilst Woodside Park Underground Station on the Northern Line is within easy reach.

SOLE AGENT







Sussex Ring, London, N12

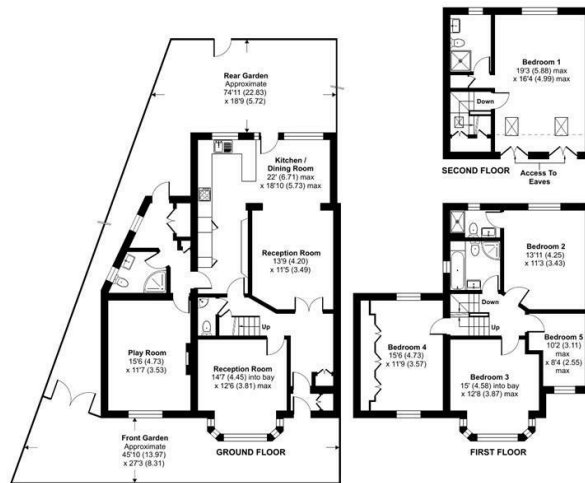
Approximate Area = 2131 sq ft / 197.9 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 2178 sq ft / 202.2 sq m

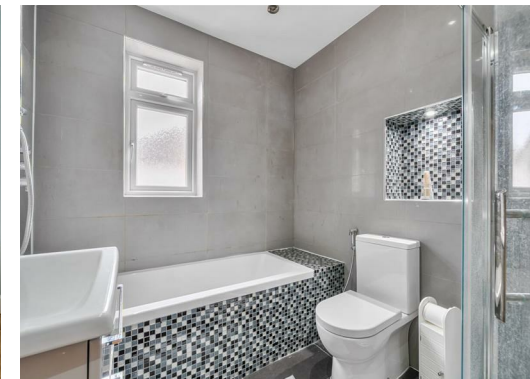
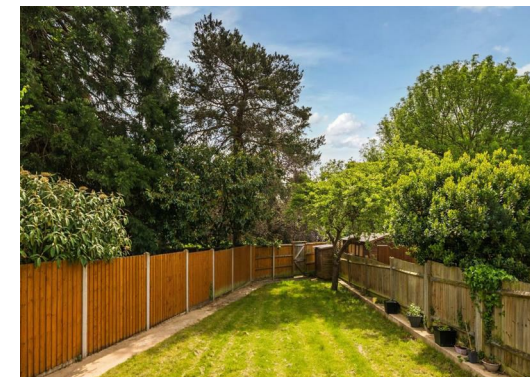
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Real Estates. REF: 1465966

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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