



Southover, Woodside Park, N12 7JG

Guide Price £1,225,000 Freehold

Council Tax Band G

REAL ESTATES
Est. 1981

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* CHAIN FREE * Real Estates are thrilled to bring to the market this FOUR BEDROOM LEYLAND STYLE SEMI-DETACHED family home overlooking the open greenery of the Woodside Park Club.

Upon entry through the wide hallway, there is a spacious reception area leading into the current dining room. The downstairs also provides an L-shaped kitchen diner/snug and guest WC.

The first floor, which has been extended to the rear, features all four bedrooms, three of which are doubles, plus a large modern bathroom, whilst there is potential for a loft conversion (STPP).

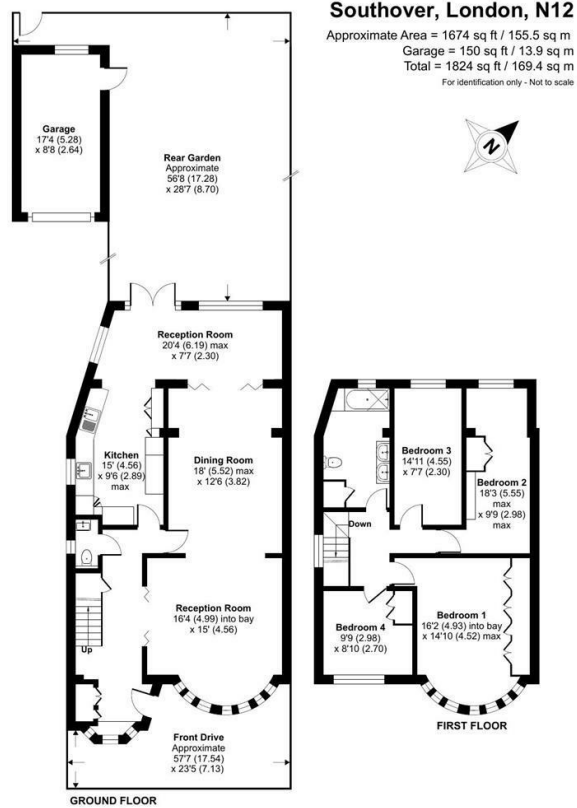
Externally, there is a PRIVATE DRIVEWAY for at least two cars, a SEPARATE GARAGE presently used as storage and the back garden with a gate for access onto the fields.

Southover is within easy reach of Woodside Park Underground Station on the Northern Line, as well as the local amenities and coffee shops on Sussex Ring. Nearby schools include Woodridge and Frith Manor.

* SOLE AGENT *







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: 1530139

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)	69	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		

