



Framfield Close, Woodside Park, N12 7HH

Guide Price £1,225,000 Freehold

Council Tax Band G

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* CHAIN FREE * Real Estates are delighted to bring to the market this Leyland built DETACHED house set on one of Woodside Park's most premier cul-de-sacs.

The ground floor accommodation comprises a large entrance hallway leading straight into an extended separate kitchen, whilst there are also two spacious reception rooms, a guest WC and study.

Upstairs provides two substantial double bedrooms, a good sized single bedroom and the bathroom. There is a potential to extend into the loft, out the rear and to the side (STPP) to create a wonderful family home.

Externally, there is a beautiful SOUTH FACING GARDEN with patio plus a garage and driveway for multiple cars.

Framfield Close is an extremely quiet location within easy reach of Woodside Park Underground Station, as well as the popular coffee shops and amenities on Sussex Ring, whilst both Whetstone and North Finchley High Roads are only a short drive away.

SOLE AGENT





Framfield Close, London, N12

Approximate Area = 1511sq ft / 140.3 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuildings = 151 sq ft / 14 sq m

Total = 1798 sq ft / 166.9 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: 1356455

| Energy Efficiency Rating | | Current | Potential |
|---|--------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| A | 92-100 | | |
| B | 81-91 | | |
| C | 69-80 | | |
| D | 55-68 | 67 | 75 |
| E | 39-54 | | |
| F | 21-38 | | |
| G | 1-20 | | |
| Not energy efficient - higher running costs | | | |
| EU Directive | | | |



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