



Michleham Down, Woodside Park, N12

 5 Bedrooms  2 Bathrooms  3 Receptions

Guide Price £1,300,000



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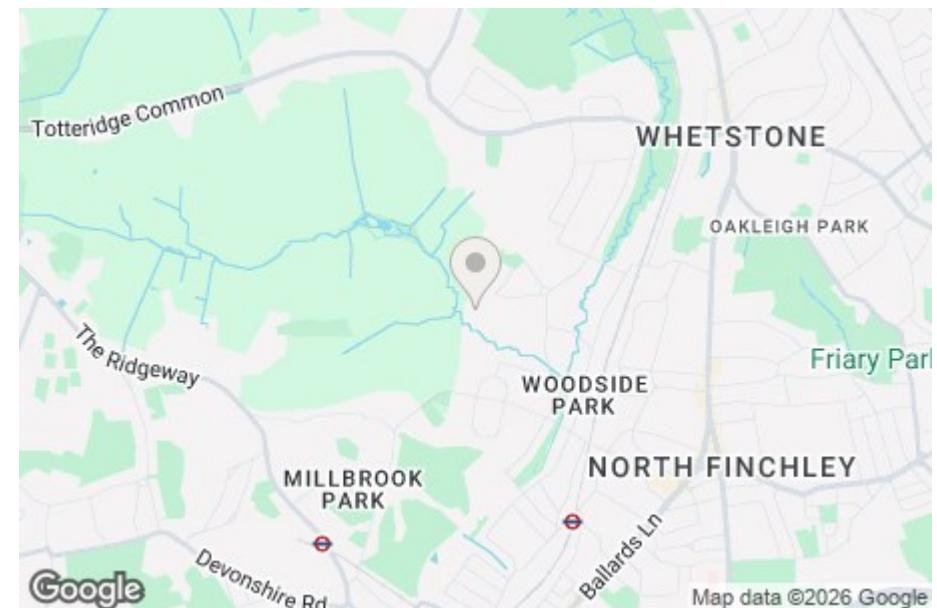
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Key Features

- Five Bedrooms
- Three Receptions
- Approx. 65' Rear Garden
- Off Street Parking
- Double Length Garage
- Catchment for Woodridge Primary School

Other Information

Tenure: Freehold
Council Tax Band: G



Nearest Stations

Woodside Park Station	0.4 miles
West Finchley Station	0.8 miles
Totteridge & Whetstone Station	0.9 miles

Property Description

Situated in this prime residential turning in the heart of Woodside Park is this substantial and well-presented five-bedroom, three bathroom semi-detached family home. Boasting over 2,500 sq ft of versatile accommodation arranged over three floors, this spacious property features a bright and airy through lounge/dining room, a further rear reception area open to a modern fitted kitchen, and a guest cloakroom. The first floor comprises four generously sized bedrooms, one with an en suite, and a contemporary family bathroom, while the top floor offers a large fifth bedroom with en suite shower room, ideal as a principal suite or guest space. Further benefits include a well-maintained approximately 65ft rear garden, a double-length garage, and off street parking for at least two cars via own driveway. Located within walking distance of Woodside Park Tube Station (Northern Line), and within the catchment area for Woodridge Primary School, internal viewing is highly recommended through sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	78	
(39-54)	E	65	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
2722 sq ft - 253 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.