



Southover, Woodside Park, N12 7ES

Guide Price £1,175,000 Freehold

Council Tax Band G

REAL ESTATES
Est. 1981

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Real Estates are pleased to offer for sale a rarely available Leyland built THREE BEDROOM DETACHED family home situated in Woodside Park featuring green views towards the Dollis Valley Brook.

The house benefits from a large CARRIAGE DRIVEWAY as well as a DOUBLE LENGTH GARAGE.

The ground floor comprises a front reception room plus a dining and kitchen area at the back of the property, whilst the upstairs accommodation provides two double bedrooms, one single and the bathroom.

There is potential to extend into the loft, to the side and out the rear (STPP).

Southover is well located for an easy walk to Woodside Park Underground Station on the Northern Line and is within the catchment for Woodridge Primary School too.





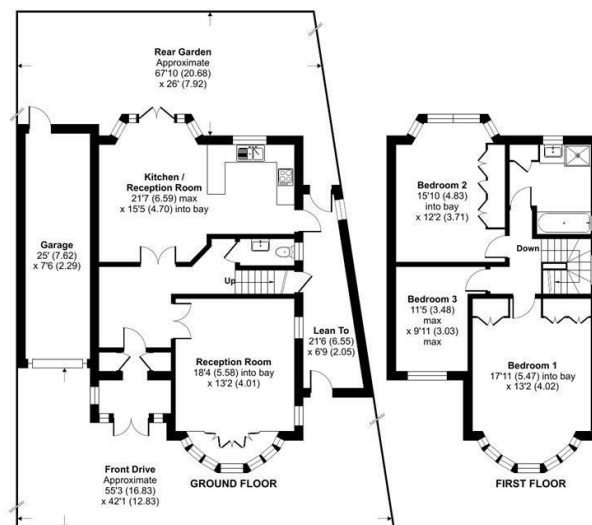
Southover, London, N12

Approximate Area = 1392 sq ft / 129.3 sq m (exclude lean to)

Garage = 180 sq ft / 16.7 sq m

Total = 1572 sq ft / 146 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 2020. Produced for Real Estates. REF: 1469770

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		76
B (81-90)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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