



Southover, Woodside Park, N12 7HG

£1,195,000 Freehold

Council Tax Band G

**REAL ESTATES**  
Est. 1981

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Real Estates are thrilled to offer for sale this Leyland built FOUR BEDROOM DETACHED residence occupying a desirable plot on one of Woodside Park's premier streets.

Benefitting from a wide frontage and DOUBLE GARAGE, this property is in need of modernisation throughout, yet comes with vast potential to reconfigure, extend, and refurbish to create a truly wonderful family home.

The ground floor accommodation comprises a front reception room with bay window, a fitted kitchen leading into breakfast area plus a further spacious reception space and a guest WC. To the first floor, there are two large double bedrooms, one smaller double and a single, as well as a separate WC and the bathroom.

Externally, there is a driveway for two cars and an approximate 60 ft garden.

Southover is situated within the Woodridge Primary School catchment, with access to the Darlands Nature Reserve just at the top of the road. Woodside Park Underground Station is also within easy reach.

SOLE AGENT





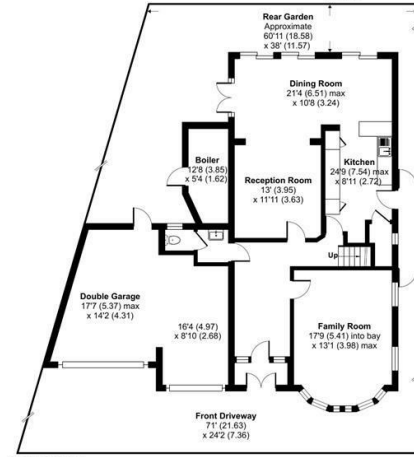






## Southover, London, N12

Approximate Area = 1769 sq ft / 164.3 sq m  
 Garage = 400 sq ft / 37.2 sq m  
 Outbuilding = 63 sq ft / 5.8 sq m  
 Total = 2232 sq ft / 207.3 sq m  
 For identification only - Not to scale



GROUND FLOOR

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: 1329301

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
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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