



Northiam, Woodside Park, N12 7ET
Guide Price £949,950 Freehold Council Tax Band G

REAL ESTATES
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* CHAIN FREE * Real Estates are delighted to present this Leyland built THREE BEDROOM SEMI-DETACHED family home situated in the heart of Woodside Park, with rear green views overlooking the Dollis Valley.

Upon entry into the spacious hallway, the ground floor accommodation comprises two large reception rooms, a separate kitchen and a guest WC.

To the first floor, there are two double bedrooms, one single bedroom, a WC and the bathroom. Extensions are possible out the back and into the loft (STPP).

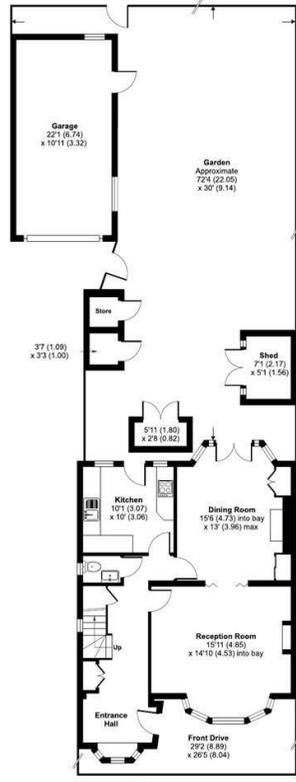
Externally, there is a driveway for two cars, an approximate 70 ft SOUTH FACING garden and a detached garage.

Northiam is ideally situated for Woodside Park Underground Station, as well as being within the catchment area for Woodridge Primary School. There is a plethora of nearby parkland, shops and cafes.

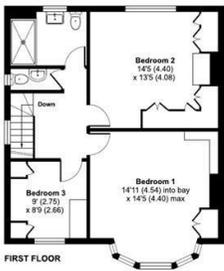
SOLE AGENT







Northiam, London, N12
 Approximate Area = 1327 sq ft / 123.2 sq m
 Garage = 241 sq ft / 22.3 sq m
 Outbuildings = 64 sq ft / 5.9 sq m
 Total = 1632 sq ft / 151.4 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). © ncbhocom 2025. Produced for Real Estates. REF: 1320564

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	71	77
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			



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