



**21 Michleham Down, N12 7JJ**

**£1,295,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

Situated in one of Woodside Park's most sought after residential turnings and on the market for the first time since 1965, this substantial link detached family home is offered chain free and presents exceptional scope for extension and refurbishment, subject to the usual consents.

Backing directly onto private tennis courts and playing fields, the property enjoys a stunning rare open outlook to the rear together with a peaceful and highly desirable setting.

The accommodation currently extends to approximately 2,309 sq. ft. and comprises a spacious reception room, separate dining room, kitchen / breakfast room, garage, guest wc, storage room, four bedrooms, two bathrooms (one en suite shower room) and family bathroom, together with a substantial loft area offering further potential.

Externally, there is a large frontage providing ample off street parking together with a generous south facing landscaped rear

## Key Features

- LINK DETACHED FAMILY HOUSE
- CHAIN FREE
- FOUR BEDROOMS
- OFF STREET PARKING
- STUNNING VIEWS
- 2309 SQFT / 214.5 SQ M
- GARAGE
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- LANDSCAPED REAR GARDEN
- SCOPE FOR VARIOUS EXTENSIONS STPP

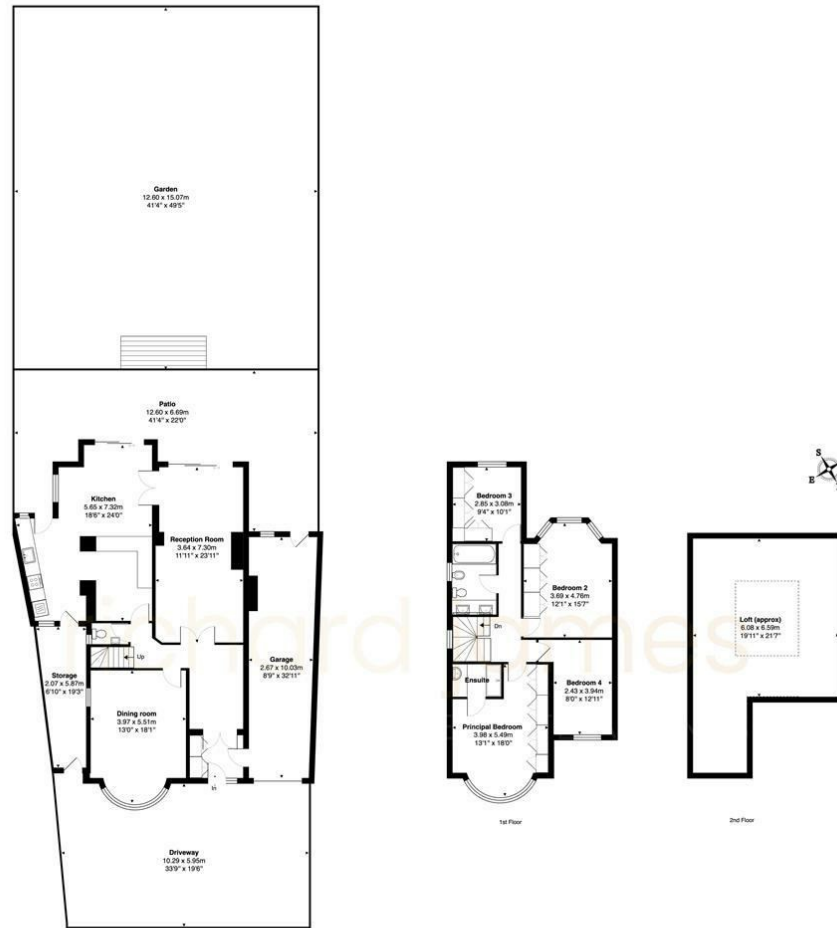
## Important Information

- **Price:** £1,295,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** E
- **Locaton:** Woodside Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Michieham Down, N12  
 Total Gross Area: 214.6 sq ft / 2009 sq (excluding loft)  
The floor plan is produced in accordance with RICS Property Measurement (2nd Edition) incorporating International Property Measurement Standards (IPMS). The plan is for general guidance only and not meant to be used for legal purposes. Measurements and position of windows, doors, openings, rooms and other details are approximate. While all dimensions are the responsibility of the provider of the plan, if any aspect of the plan is of special importance, an independent inspection would be advised.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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