

48 Northiam, Woodside Park, N12 7HJ

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## 48 Northiam, Woodside Park, N12 7HJ



In this sought after location of Woodside Park is this spacious four-bedroom link-detached family home. The property is within close proximity of Woodside Park underground station as well as excellent schools and other local amenities.

You enter the property to find a spacious entrance hall which leads through to the open plan and large-size living/dining room with sliding doors leading out to the immaculate rear garden. There is a fitted kitchen which benefits from integrated appliances and a door leading out to the garden. There is a well-proportioned front reception and a bright and airy conservatory with double French doors opening onto the rear garden. There is also guest cloakroom.

The first-floor benefits from four good-size bedrooms with the Principal bedroom benefiting from an ensuite bathroom. There is a family bathroom to serve the remaining three bedrooms.

The rear of the property comprises of an immaculate rear garden which is mainly laid to lawn with a patio area providing ideal space for entertaining. There is ample off-street parking to the front of the property as well as a garage accessed via the driveway.

The property has potential to extend subject to the usual consents.

Located in a sought after residential location on the Totteridge/Woodside Park border offering superb access to local schooling, shops, transport links including Woodside Park Underground (Northern Line) and Totteridge & Whetstone Underground (Northern Line) and the open spaces of Totteridge Green.









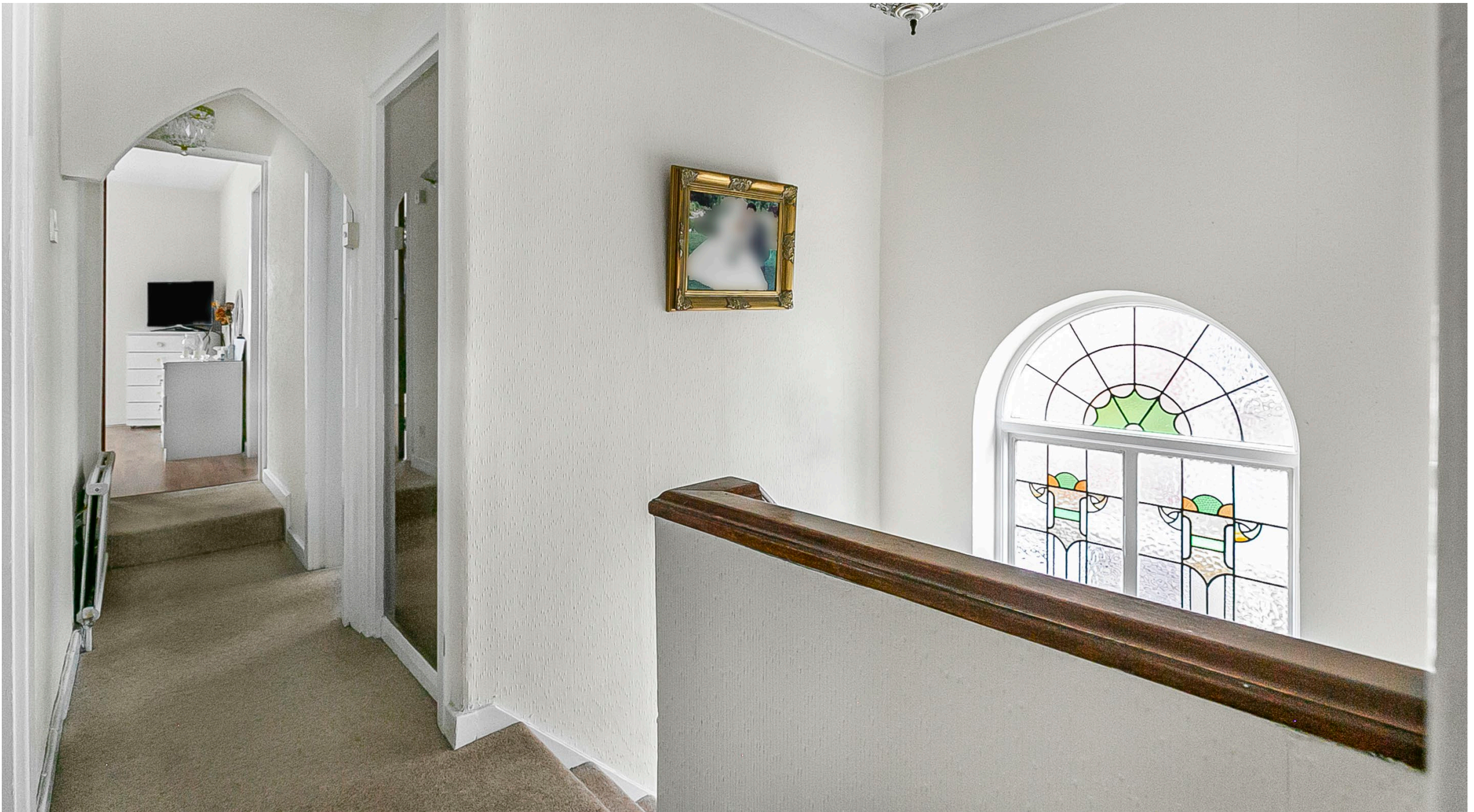




























Approximate Gross Internal Area 2573 sq ft – 242 sq m  
Ground Floor Area 1636 sq ft – 152 sq m  
First Floor Area 937 sq ft – 87 sq m



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.

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The Property  
Ombudsman

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(56-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax - G  
Local Authority - Barnet

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TOTTERIDGE

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