



Linkside, Woodside Park, London, N12  
£1,100,000 *Freehold*



We are pleased to offer this well presented, semi-detached, family home - set in a sought-after residential location, within walking distance to West Finchley Northern Line tube station, local shops, parkland and school catchment area. The property comprises of a spacious hallway entrance, front reception room, open plan kitchen/dining room with view of the rear garden and downstairs WC to complete the ground floor.

#### KEY FEATURES

- Semi-detached family home
- Two reception rooms
- Modern fitted kitchen & bathrooms
- Four bedrooms
- En suite to primary bedroom
- Off street parking & garage
- Potential to extend STPP
- Chain free



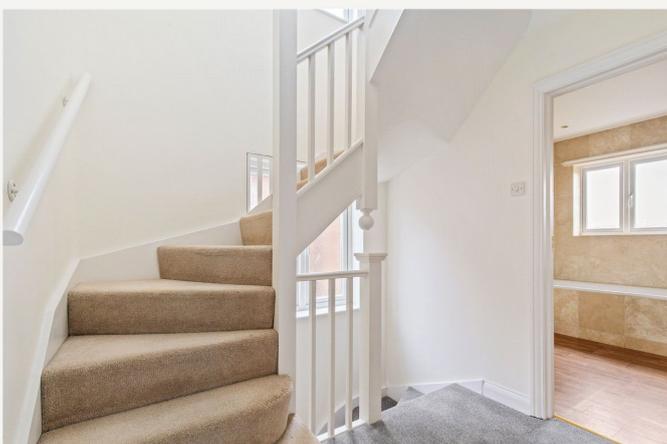
Finchley  
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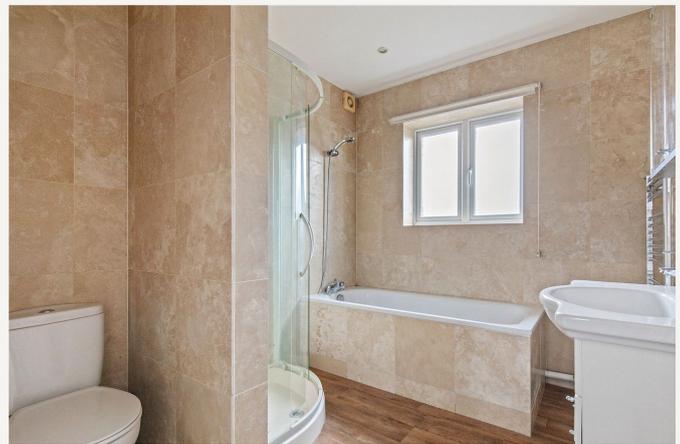


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The first floor consists of three bedrooms and family bathroom, with an additional double bedroom and ensuite to the top floor. Further benefits include off street parking, garage via shared drive and potential to extend further STPP. Offered on a chain free basis.



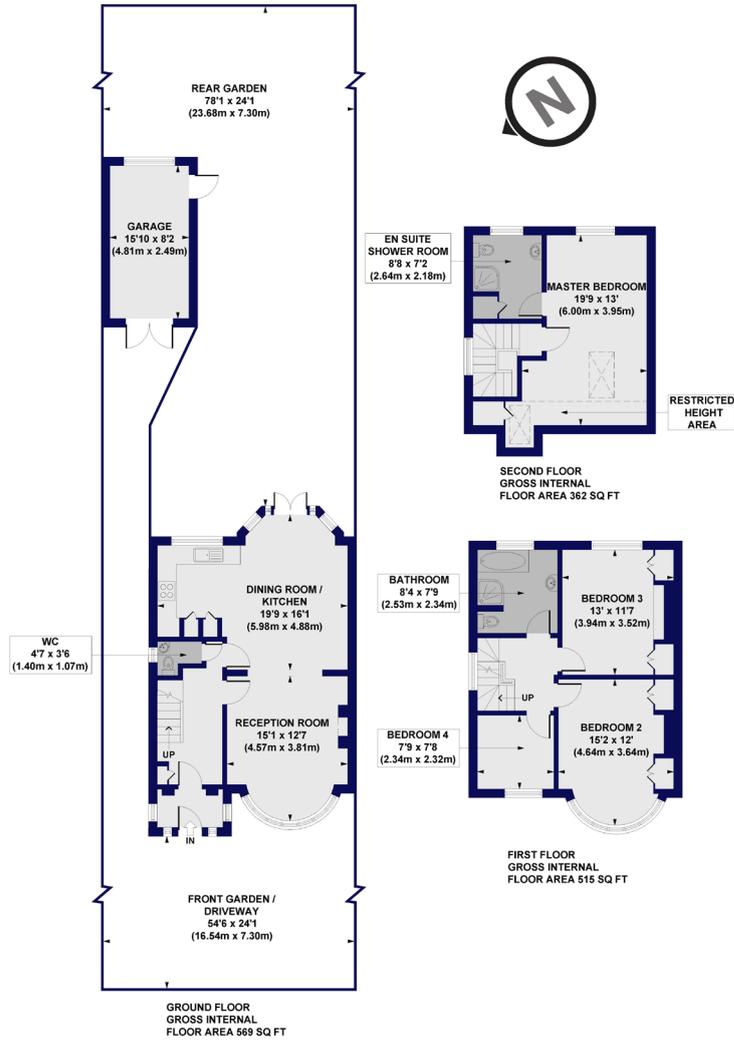


### MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC rating:** D

## Linkside, N12

Approx. Gross Internal Floor Area 1575 sq. ft / 146.32 sq. m (Including Restricted Height Area & Garage)  
 Approx. Gross Internal Floor Area 1395 sq. ft / 129.59 sq. m (Excluding Restricted Height Area & Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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