



WOODHOUSE ROAD, LONDON, N12
£630,000 FREEHOLD

A WELL-PRESENTED THREE/FOUR BEDROOM FAMILY HOME

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

We are pleased to offer this well-presented semi-detached family home, ideally located for local amenities, Good & Outstanding Ofsted Rated Schools, such as The Wren Academy, Compton Secondary and Summerside primary schools, as well as recreational parkland. The property comprises of a front study room/bedroom with an en suite shower room, spacious through-lounge with a modern fitted kitchen and French doors leading to a dining area overlooking the rear garden. To the first floor there are three bedrooms and a shower room. Further benefits include a garage to the rear of a South facing garden. An internal viewing is highly recommended.

COUNCIL TAX:

Band D

AT A GLANCE

- Semi-detached family home
- Downstairs study/bedroom
- Through-Lounge
- Modern fitted kitchen
- Three bedrooms to the 1st floor
- South facing garden
- Garage to the rear of the garden





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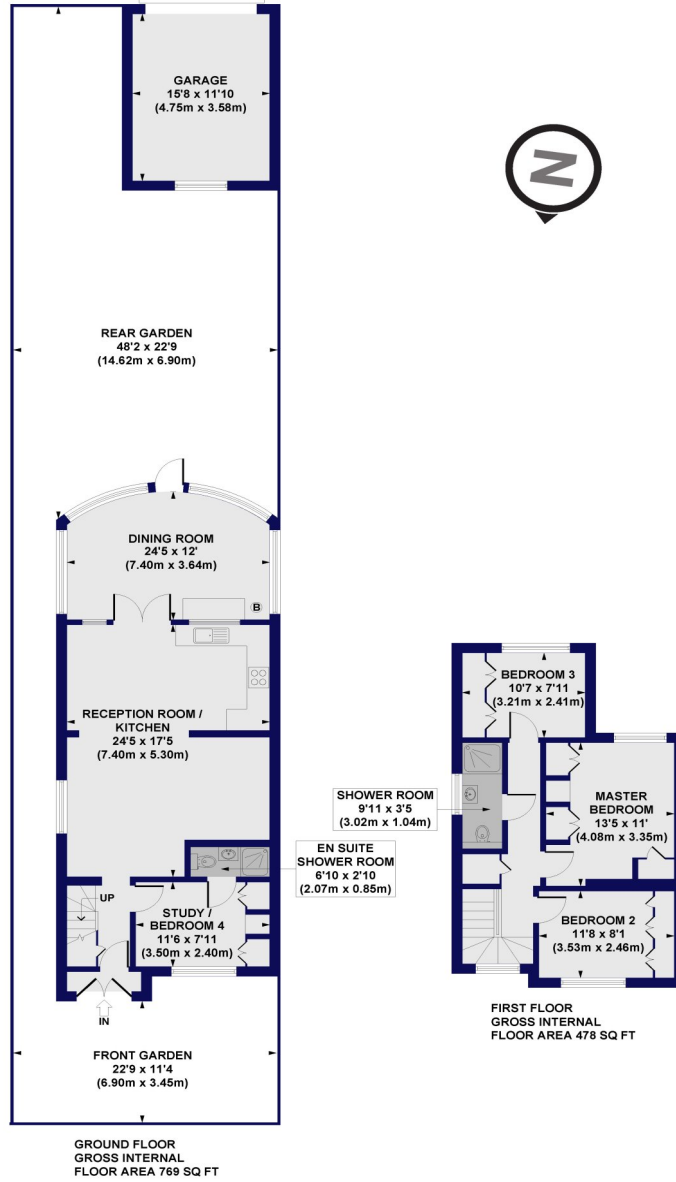


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Woodhouse Road, N12

Approx. Gross Internal Floor Area 1430 sq. ft / 132.84 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1247 sq. ft / 115.84 sq. m (Excluding 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.

Winkworth

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