



**WESTBURY ROAD, WOODSIDE PARK N12**

**Ref: 1091**

\*\*\*\*\*

**£599,950 Freehold Subject to Contract**



A delightful halls-adjointing semi-detached property situated in this quiet turning close to parkland and easy walking distance to local shops, bus route, schools and tube, presented in good condition throughout and with mature rear garden. Benefiting from double glazing and some original period features, this property should be viewed internally to fully appreciate its' attributes.

\* 4 BEDROOMS \* BATHROOM \* SEP WC \* KITCHEN/BREAKFAST ROOM \*  
LOUNGE \* DINING ROOM \* DOUBLE GLAZING \* GAS C H \* MATURE REAR  
GARDEN \* OFF STREET PARKING FOR 2 VEHICLES \* QUIET LOCATION \*


**For appointment to view please call Real Estates: 020-8445 6387**

14/14A Sussex Ring, Woodside Park, London N12 7HX telephone: 020-8445 6387 Fax: 020-8445 4492

Email: [info@realestates-wsp.co.uk](mailto:info@realestates-wsp.co.uk) [www.realestates-wsp.co.uk](http://www.realestates-wsp.co.uk)

Real Estates on behalf of themselves and for the vendors of these properties whose agents they are, give notice that (1) these particulars or any part of these particulars do not constitute a contract or an offer. (2) all statements made in these particulars relating to these properties are made without responsibility on the part of Real Estates or the Vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) Real Estates or any person in their employment has no authority to make or give any warranty or representation whatever in relation to these properties.



<u>Entrance Porch</u>	With tiled flooring, leading to:
<u>Entrance Hall</u>	Understairs storage cupboard, original fireplace, wood timbers to walls, oriel window, stairs ascending to first floor and doors off.
<u>Lounge</u>	14'11 x 13'5 – Double glazed bay window to front, fireplace with brick surround and beamed ceiling.
<u>Dining Room</u>	14'10 x 11'4 – Fireplace with tiled surround and doors at rear to garden.
<u>Kitchen/Breakfast Room</u>	16'7 x 12' – Fitted range of wall and base units incorporating stainless steel sink unit with drainer, 4 ring gas hob and extractor over with electric oven. Space for fridge/freezer, plumbing for dishwasher and washing machine. Part tiled walls and tiled flooring. Bay window to side and additional frosted window to side. Door and window to garden at rear.
<b>First Floor Landing</b>	Access to loft, doors off.
<u>Bedroom 1</u>	14'8 x 12'7 – Double glazed bay window to front.
<u>Bedroom 2</u>	13'1 x 9'10 – Double glazed window to rear, range of fitted wardrobes.
<u>Bedroom 3</u>	10' x 9'6 – Double glazed bay window to side.
<u>Bedroom 4</u>	8'8 x 8'5 – Double glazed window to front.
<u>Bathroom</u>	Panel sided bath with power shower over, wash hand basin and heated towel rail. Cupboard housing boiler. Part tiled walls and tiled flooring. Frosted window to side.
<u>Separate WC</u>	Low level WC, frosted window to rear.
<b><u>Exterior</u></b>	
<u>Garden</u>	 Patio area leading to lawn with mature shrub and tree borders.
<u>Frontage</u>	Off street parking for two vehicles.

14/14A Sussex Ring, Woodside Park, London N12 7HX **telephone: 020-8445 6387 Fax: 020-8445 4492**

Email: [info@realestates-wsp.co.uk](mailto:info@realestates-wsp.co.uk) [www.realestates-wsp.co.uk](http://www.realestates-wsp.co.uk)

Real Estates on behalf of themselves and for the vendors of these properties whose agents they are, give notice that (1) these particulars or any part of these particulars do not constitute a contract or an offer. (2) all statements made in these particulars relating to these properties are made without responsibility on the part of Real Estates or the Vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) Real Estates or any person in their employment has no authority to make or give any warranty or representation whatever in relation to these properties.