

Michleham Down
Woodside Park, London, N12 7JJ
£975,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 2 | Receptions 3





41 Michleham Down
Woodside Park, London
N12 7JJ



A spacious, Leyland built, semi-detached home situated in a highly sought after location and backing on to common land accessed via a gate.

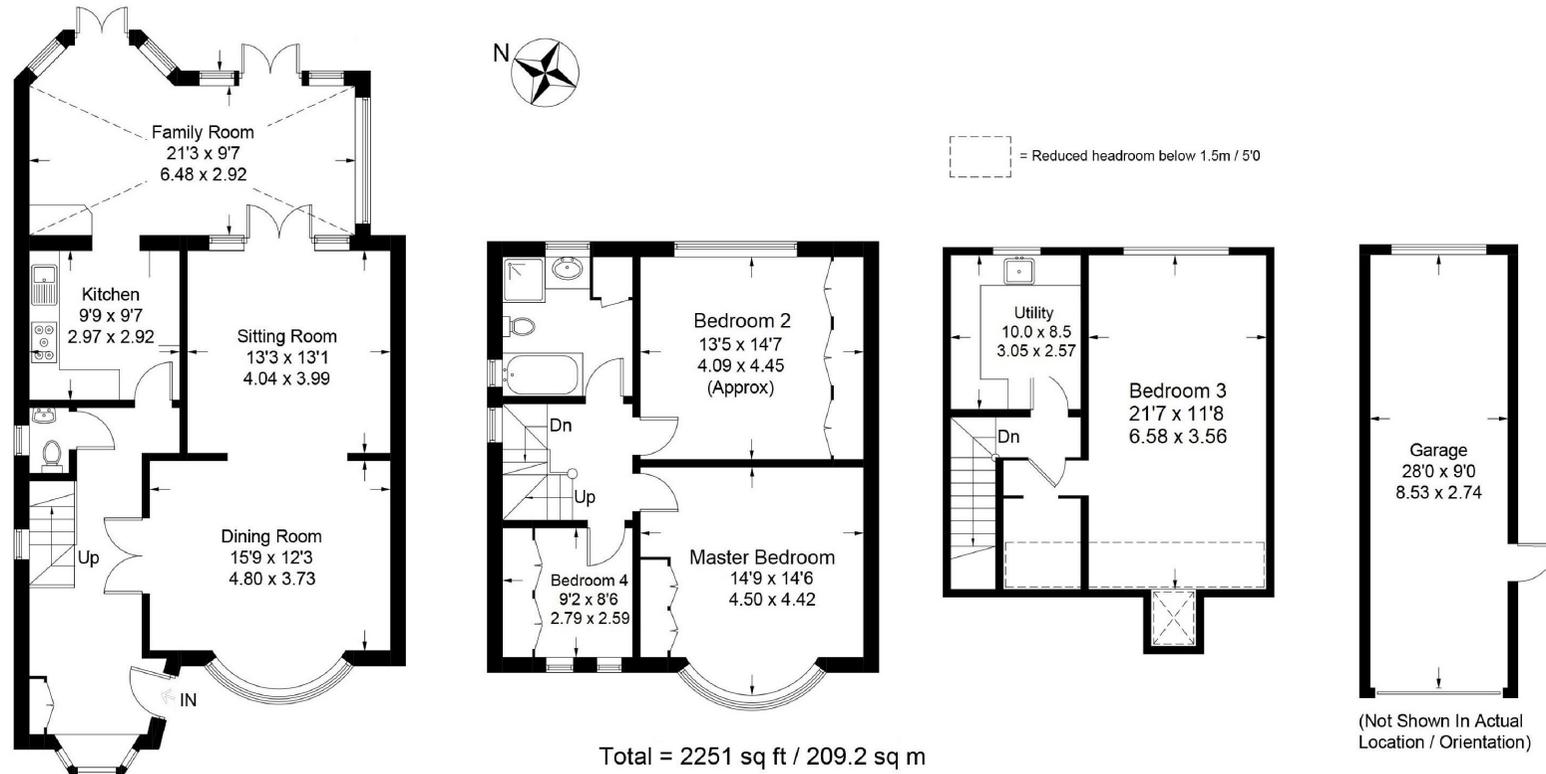
The property offers spacious and versatile accommodation, with further potential to refurbish and extend as required (subject to obtaining relevant planning permissions).

Set over three floors, the ground floor accommodation comprises open plan sitting and dining room, kitchen and a family room which extends across the rear of the property and with doors leading out to the garden. On the first floor are 3 bedrooms with a family bathroom, whilst on the top floor is a further bedroom with a utility room, which could be converted into a shower room.

The house is approached via a larger than average shared driveway providing off street parking and leading to a detached, double length garage. To the rear of the property is a mature garden, mainly laid to lawn but boasting interesting plants and trees. A terrace runs along the rear of the house.

Situated in the heart of Woodside Park, the property provides convenient access to first class schooling. Transport links include Woodside Park underground station (Northern Line) as well as a range of local shopping and entertainment amenities.





Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon it.

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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|----|---|-------------------------|----|
| Current | Potential | | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| A | | 84 | A | | 80 |
| B | | | B | | |
| C | | | C | | |
| D | | 64 | D | | 56 |
| E | | | E | | |
| F | | | F | | |
| G | | | G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

Features Include

- Semi detached Leyland built
- Arranged over three floors
- Mature 65ft garden
- Garage
- Close to all amenities and transport links

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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