

Fircroft, St Andrew's Close  
Woodside Park, London, N12 8BA  
£1,350,000 Freehold

**STATONS**

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Bedrooms 4 | Bathrooms 2 | Receptions 2







**Fircroft, St Andrew's Close  
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N12 8BA**



A charming and well-presented four bedroom detached family home which we are proud to offer on a chain free basis. The ground floor accommodation steps from the entrance vestibule into the main hallway from where original herringbone oak parquet flooring continues into a bright and airy dining room and separate spacious lounge, which can be opened through. The lounge patio doors give direct access to the rear garden. The generous fitted kitchen / breakfast room also offers a delightful view onto the rear garden. The side door opens to an enclosed sideways encompassing a utility area and access to the rear garden, plus the entrance to an attached outbuilding that has potential to become a further reception, playroom, or gym. There is also a guest cloakroom off the hallway.

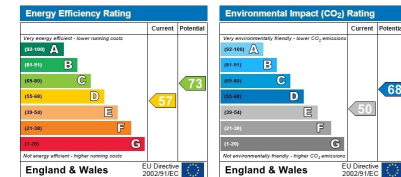
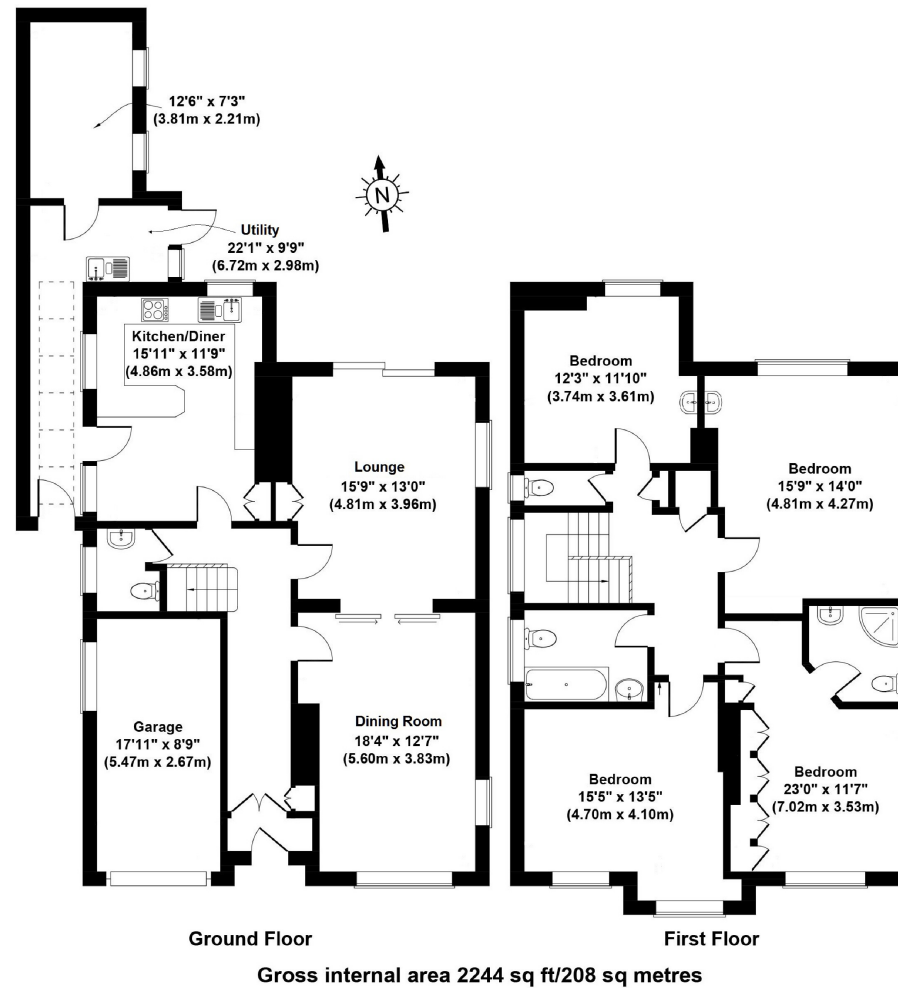
The first floor master bedroom hosts a contemporary en-suite shower room and built-in wardrobe space. There are three further double bedrooms, a modern family bathroom and an additional separate toilet, plus access to the part boarded loft space which could be converted (STPP). The delightful south facing rear garden offers a wonderful level of privacy and tranquillity with a variety of mature shrubs, trees and plants.

The property is accessed via a shingle and paved driveway, leading to the integral garage and front doorway. There is a wrought iron gated side entrance, with fencing and shrub borders to the neighbouring properties.

St Andrews Close is a quiet and peaceful cul-de-sac, close to a host of local schools, shopping facilities and Woodside Park underground station ( 0.4 mile walk).







## Features Include

- Detached • South Facing Landscaped Garden • Chain Free • 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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