

Walmington Fold
London, N12 7LR
Asking price £1,150,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 2 | Receptions 2





26 Walmington Fold
London,
N12 7LR



Immaculate four bedroom semi detached family residence situated on a highly sought after tree lined road within the heart of Woodside Park.

This family home is beautifully presented throughout and offers bright, spacious and well-proportioned accommodation ideal for entertaining and family living. You enter via an entrance hall with the ground floor comprising a lounge with a front bay and a feature working gas fireplace, an open plan super room with bi-folding doors to the rear garden, a fully fitted contemporary kitchen with preparation island, under floor heating, a dining area and a further family area. A separate utility room and a guest cloakroom can be located directly off the entrance hall.

To the first floor there are two double bedrooms benefiting from built in wardrobes, additional bedroom which is currently being utilised as a home office and there is also a four piece modern family bathroom. To the second floor there is a stunning master suite which has been tastefully decorated and offers an en suite bathroom and dressing room.

The property is approached via a paved driveway with off street parking for two cars with the benefit of an electricity point to the side of the house. There is a shared driveway to the side which provides access to the rear garden. The west facing garden offers a generous patio area ideal for entertaining and then is mainly laid to lawn.

Walmington Fold is a highly sought after address, situated close to local shops, bus services, Woodside Park Northern Line underground station and within easy access to local schooling.



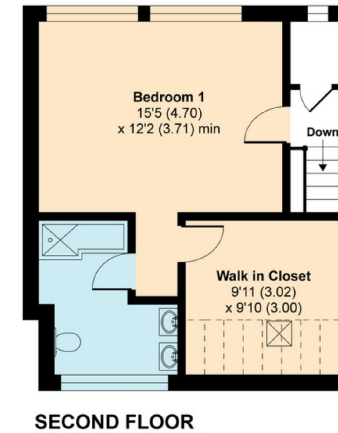
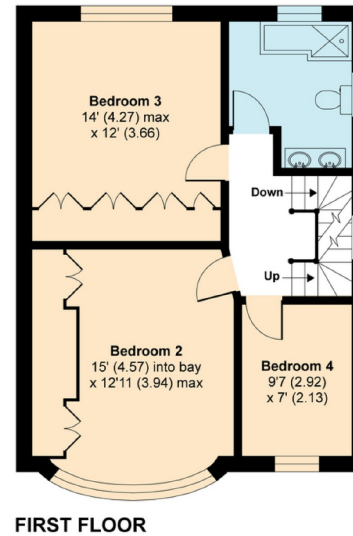
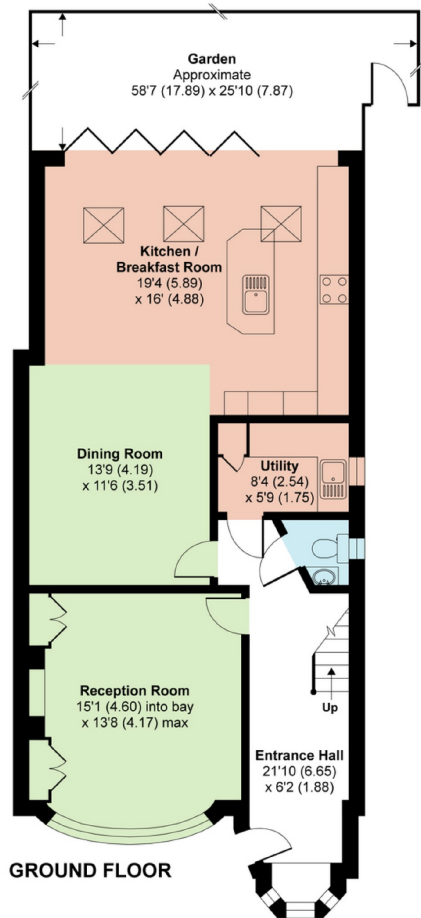
Walmington Fold, London, N12

Approximate Area = 1819 sq ft / 169 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 1856 sq ft / 172.4 sq m

For identification only - Not to scale



Denotes restricted head height

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2021. Produced for Statons. REF: 721652

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher rating costs

England & Wales EU Directive 2002/91/EC

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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