32 Walmington Fold, Woodside Park, N12 7LR





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32 Walmington Fold, Woodside Park, N12 7LR

An end of terrace three-bedroom family home in need of refurbishment located in the heart of Woodside Park.

Downstairs, the property features a large double reception room, a separate kitchen leading to a conservatory and a downstairs w/c. Upstairs comprises 2 spacious double bedrooms and a wellproportioned third bedroom / study. The family bathroom is also located here. Furthermore, the

The family bathroom is also located here. Furthermore, the property holds the promise of further expansion, subject to the necessary planning permissions, with the opportunity to extend into the loft area and the rear.

Further benefits include a separate gated garage to the rear of the property a matured private garden.

Walmington Fold is conveniently situated within easy access to local schools, shops, restaurants and transport links including both Woodside Park underground station (Northern Line) and Totteridge and Whetstone underground station (Northern Line).



































 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Statons. REF: 1069062

Walmington Fold, London, N12

Approximate Area = 1257 sq ft / 116.7 sq m Garage = 171 sq ft / 15.8 sq m Outbuildings = 50 sq ft / 4.6 sq m Total = 1478 sq ft / 137.1 sq m For identification only - Not to scale

RICS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68)		65
(39-54)	49	
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
	U Directive 002/91/EC	

Council Tax - F Local Authority - Barnet

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