



1 Shortgate, N12 7JP

£1,550,000

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Property Description

An immaculately presented detached family house situated on one of Woodside Park's most sought after cul de sac turnings.

The house has been extended and improved by the current owners and is arranged to provide 2227 sq ft / 206.9 sq m of bright, well planned accommodation to include a Principal Bedroom suite with Dressing Room and Bathroom, Three further Bedrooms, Family Bathroom, Three Reception Rooms, large Kitchen/Diner and a guest Wc.

Externally there is off street parking and a south facing landscaped rear Garden adjacent to countryside.

Situated in the heart of Woodside Park, the property provides convenient access to local primary schools including Woodridge which is a 5 (approx) minute walk as is a sought after community school, transport links include Woodside Park underground station (Northern Line) as well as a range of local cafes and shopping facilities.

Key Features

- DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- RECEPTION ROOM
- DINING ROOM
- SOUTH WEST FACING REAR GARDEN
- FOUR BEDROOMS
- LARGE KITCHEN/DINER
- TV/FAMILY ROOM
- GUEST WC
- OFF STREET PARKING

Important Information

- **Price:** £1,550,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Woodside Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Shortgate N12
 Total Gross Area: 2227 sq ft ... 206.9 m²
 Ground Floor Area: 1266 sq ft ... 117.6 m²
 First Floor Area: 961 sq ft ... 89.3 m²



All measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the NICE code of measuring practice.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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