

## **FOR SALE** - EXTENDED, DETACHED FAMILY HOME



### **2 FOLKINGTON CORNER, WOODSIDE PARK, N12 7BH**

A well presented & extended family home, set in a quiet Cul-de-sac location, and with a southerly aspect rear garden benefitting from an open outlook beyond.

There are local shops approximately half a mile from the property, and both Woodside Park & West Finchley underground stations (Northern Line) are within a mile.

#### **Accommodation**

**Double Aspect Main Reception • Family Room • Study  
Morning Room with lantern roof and views over southerly aspect garden  
Fitted Kitchen • Utility Room • Guest Cloakroom**

**Double Aspect Master Bedroom with Dressing Area & En-Suite  
Loft Room with En-Suite & open views from a Juliet Balcony  
Two Further Bedrooms • Family Bathroom**

**Garage & Carriage Driveway**

***Viewing Recommended - Strictly by Appointment Only***

**GUIDE PRICE: £1,800,000 FH**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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Page Two

*Front doors with leaded inserts, opening to;*

**Entrance Hallway:** Tiled floor, decorative coving, stairs rising to first floor with under stair cupboard housing electricity meter and fuse board, feature cast iron radiators, doors opening to;

**Main Living Room:** Double aspect with doors onto rear terrace & leaded double glazed bay window to front. Feature decorative fireplace with cast iron surround & mantle and stone hearth, curved radiator and further feature cast iron radiator, decorative coving.

**Family Room:** Decorative coving, tiled floor, feature cast iron radiator, leaded double glazed bay window to front, opening through to kitchen and door opening to;

**Study:** Cast iron feature radiator, decorative coving, leaded double glazed window to front.

**Kitchen:** Range of bespoke kitchen units with marble work surfaces and splash back, sink set in unit with drainer, built-in fridge freezer, built-in wine rack, curved corner cupboards, space for range cooker with hood above, ample storage drawers, feature ceiling recess with inset spotlights, tiled floor, door to side, and openings through to;

**Morning Room:** Currently arranged with dining table, with built-in bespoke storage units with marble top and splash back matching the kitchen, tiled floor, cast iron feature radiators, door & windows to terrace and with lantern roof above.

*Stairs rising to 1<sup>st</sup> floor. Half Landing with leaded double glazed window to rear & feature cast iron radiator. From main landing, doors opening to;*

**Master Bedroom:** Double aspect – leaded double glazed bay window to front, double glazed window to rear, built-in cupboards, feature radiators, decorative coving, opening (with step up) to;

**En-Suite Shower Room:** Shower enclosure, WC, bidet, wash basin set on vanity unit, marble tiling to walls and floor, chrome towel ladder, decorative coving, leaded double glazed window to front.

**Bedroom:** Double aspect - leaded double glazed windows to front & rear, decorative coving, fitted cupboards, feature cast iron radiators.

**Bedroom:** Leaded double glazed bay window to front, decorative coving, feature cast iron radiator, under stair storage cupboard.

**Family Bathroom:** Comprising tile enclosed bath with shower screen & mixer tap with handheld shower, WC, bidet, pedestal wash hand basin, chrome towel ladder, fully tiled walls, leaded double glazed window to rear.



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Door from main landing opening to turning staircase rising to upper landing with Velux and door to;

**Loft Room:** Velux windows to front & side, and double doors to a Juliet balcony with views to the rear over Finchley golf course. 'L' shaped walk-in wardrobe in eaves, leading through to attic storage space.

**Ensuite shower:** Into eaves, with tiled floor and shower enclosure, mosaic tiling to walls and around wash basin, WC, bidet, chrome towel radiator.

**Rear Garden:** Terrace with railings and steps down to a lower level decked area with raised feature flower bed and hot tub (available seperately). Further steps down to lower paved area leading to lawn, with mature trees & shrubs to borders. *Gate onto the golf course – for members only.*

**Garage:** With power & light, leading through to rear **Utility Room** with wall mounted *Vaillant* gas boiler, *Megaflow* cylinder & water softener, and space for additional fridge freezer. Door to Garden.



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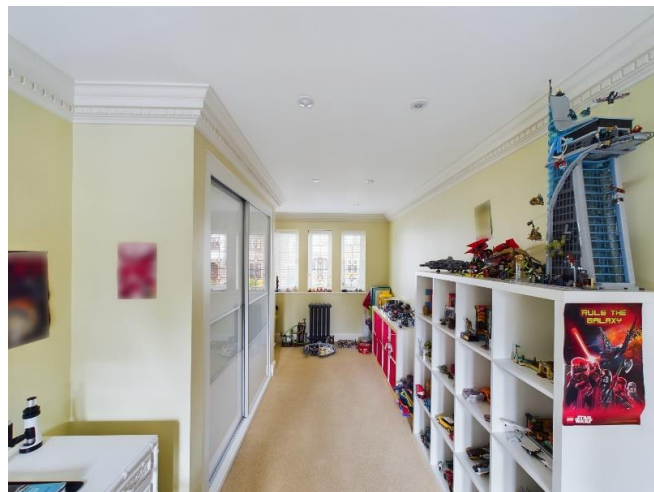
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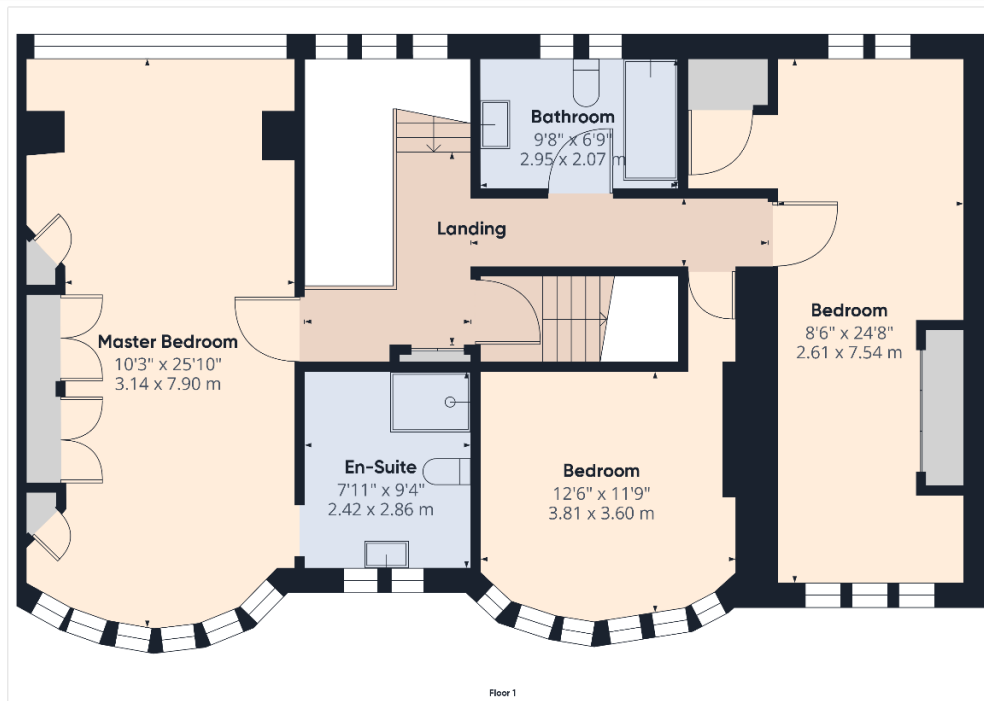
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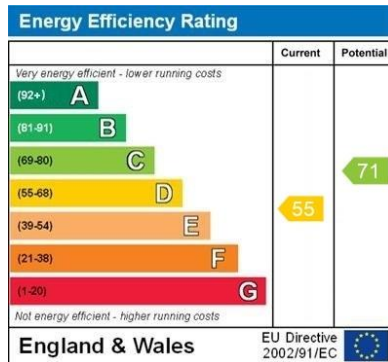
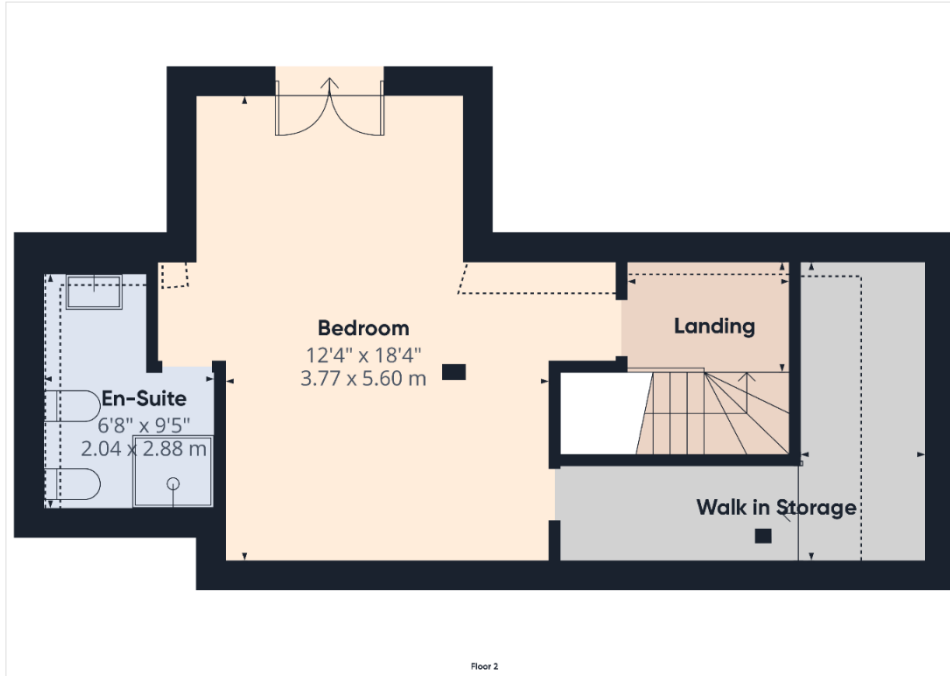
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