



Lullington Garth, North Finchley, N12

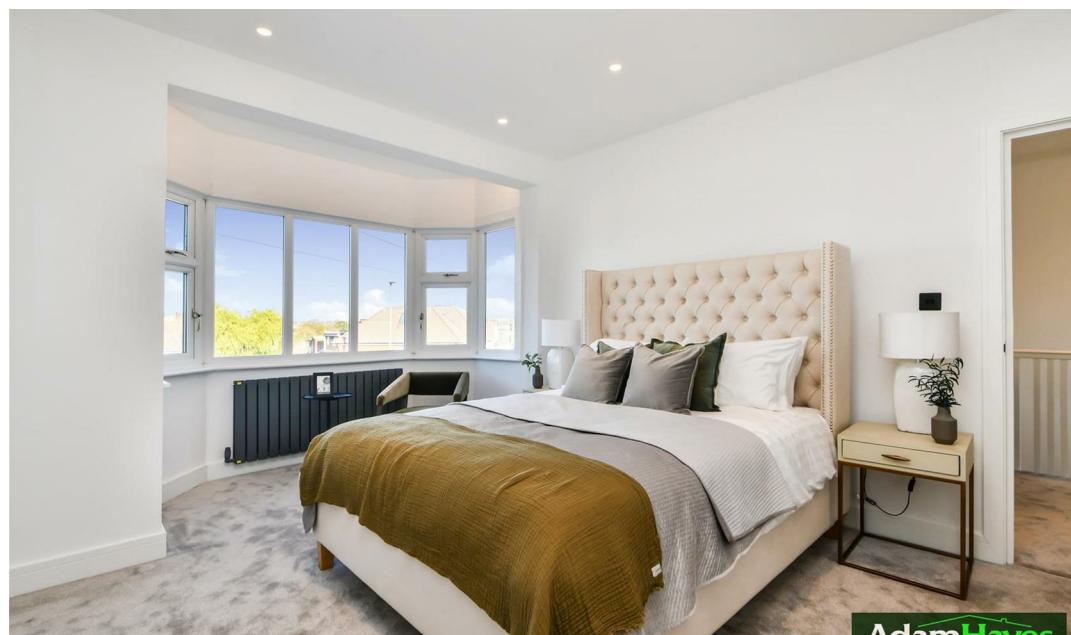
3 Bedrooms 1 Bathroom 2 Receptions



**Adam Hayes**  
ESTATE AGENTS



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Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

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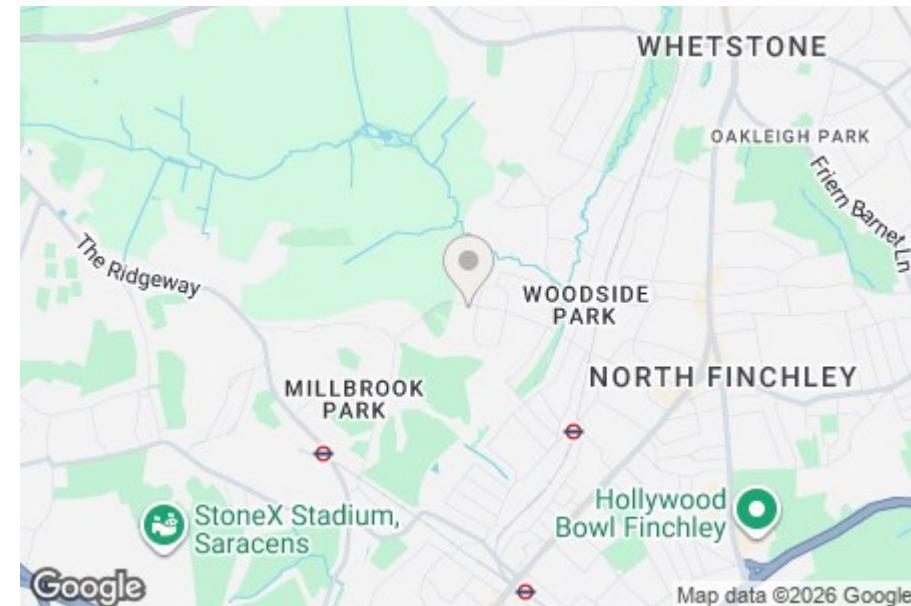
 3 Bedrooms  1 Bathrooms  2 Receptions

### Key Features

- Three Double Bedrooms
- Two Reception Rooms
- Semi-Detached Family Home
- Beautifully Decorated Throughout
- Conservatory and Garden
- Off Street Parking

### Other Information

Tenure: Freehold  
Council Tax Band: F



### Nearest Stations

Woodside Park Station	0.5 miles
West Finchley Station	0.6 miles
Mill Hill East Station	0.8 miles

### Property Description

Situated in the heart of Woodside Park and just a stone's throw from Folly Brook is this well-presented three-bedroom semi-detached home, offering bright and comfortable living space arranged over two floors. The ground floor comprises a welcoming bay-fronted reception room, a second spacious reception/dining room, and an extended kitchen that flows into a conservatory with direct access to a mature rear garden extending over 60ft—ideal for entertaining or peaceful outdoor living. A guest W.C. completes the ground floor.

Upstairs, the property offers two generous double bedrooms, a further good-sized single bedroom, a modern family bathroom, and a separate W.C., ensuring flexibility and convenience for family life. Additional benefits include a sizeable front garden/driveway providing kerb appeal and potential for off-street parking. There is excellent scope to extend to the side, rear, or into the loft (STPP), allowing future owners the opportunity to tailor the home to their needs over time.

Ideally located for local amenities, the property sits within the catchment for the highly regarded Frith Manor Primary School and is just a short walk from the cafés on Sussex Ring and Woodside Park Underground Station (Northern Line). To really appreciate the location, size and condition of this home, an internal viewing is highly recommended through the vendors main agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area  
1312 sq ft - 122 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.