



**Woodside Avenue, Highgate, N6**

**£2,750,000**

**Freehold**

**litchfields**

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offices also in hampstead garden suburb



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We are very pleased to offer for sale this immaculately presented 6 double bedroom semi-detached family home situated on a sought after tree lined residential road. The current owners have done extensive work on the house and have lovingly maintained it over the last 30 years to create very stylish and versatile living, entertaining and private spaces. You enter, via a lovely front garden, into a very generous hallway and the ground floor provides 2 large and elegant reception rooms with original parquet wooden flooring and a spacious bespoke kitchen and dining room with full height sliding doors onto the patio and lovely 73ft rear garden. There is a guest cloakroom and very useful basement utility/storage room. An elegant staircase takes you up to the first floor and 4 ample size double bedrooms, one with en-suite shower room and a separate family bathroom. The top floor has a further 2 large double bedrooms, one with en-suite shower room and a 6th bedroom, overlooking the garden with luxury en-suite bathroom and ample built-in storage as well as further storage into the eaves. All the rooms in this fabulous house are generously proportioned and create a feeling of light and space throughout. There is also a garage and off-street parking for several cars. Very conveniently located for fast access to Highgate or East Finchley tube stations, Cherry Tree, Highgate and Queen's Woods, historic Highgate Village and the plentiful shops, restaurants and amenities of Muswell Hill Broadway. It is also well placed for highly regarded local primary and secondary schools. EPC -D





**Beautifully Presented semi detached family House**  
**2 large reception rooms**  
**Spacious Bespoke Kitchen and Breakfast Room**  
**6 ample double bedrooms ( with ensuites )**  
**Separate family bathroom**  
**Guest Cloakroom and Utility basement**  
**Lovely front and rear Gardens**  
**Garage and off street parking**  
**Close to tube green spaces and local amenities**  
**Catchment area for sought after schools**  
**EPC - D**









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#### GROSS INTERNAL AREA

TOTAL: 317 m<sup>2</sup>/3,408 sq.ft

BASEMENT: 19 m<sup>2</sup>/199 sq.ft, GROUND FLOOR: 112 m<sup>2</sup>/1,210 sq.ft

FIRST FLOOR: 108 m<sup>2</sup>/1,161 sq.ft, SECOND FLOOR: 78 m<sup>2</sup>/838 sq.ft

EXCLUDED AREAS: GARAGE: 24 m<sup>2</sup>/257 sq.ft, FRONT GARDEN: 143 m<sup>2</sup>/1,543 sq.ft, BACK GARDEN: 244 m<sup>2</sup>/2,628 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

