



Chanctonbury Way, Woodside Park, N12 7AA  
£1,250,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est.1981

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**\*\* OFFERED CHAIN FREE \*\***

NEW FOR 2024 - Real Estates are delighted to bring to the market this recently modernised 4 BEDROOM SEMI-DETACHED FAMILY HOME situated in one of Woodside Park's most desirable streets.

Benefitting from a SOUTH FACING REAR GARDEN, this property comprises two reception rooms on the ground floor, the second of which opens onto the extended wrap-around kitchen/diner. To the first floor you will find two double bedrooms, one well-proportioned single bedroom and a large family bathroom. The loft space has been converted into a principal bedroom with en-suite bathroom and ample storage.

At the front of the house, there is a private driveway for two cars. Chanctonbury Way provides easy access to Woodside Park Northern Line tube station as well as the local shops and cafes on Sussex Ring.

SOLE AGENT

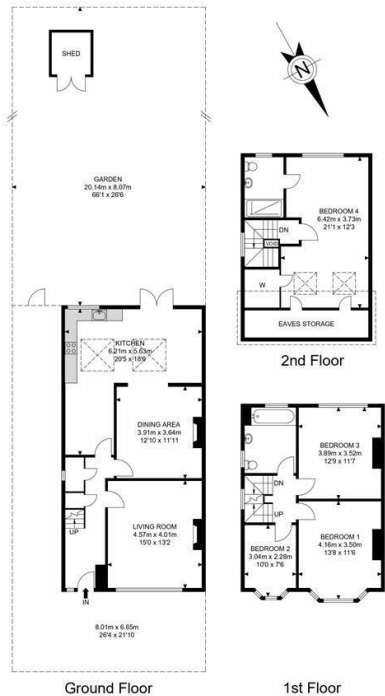








# Chanctonbury Way



Ground Floor 1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 1563.99 SQ FT / 145.30 SOM  
 APPROX. GROSS EXTERNAL FLOOR AREA 2645.76 SQ FT / 245.80 SOM  
 RESTRICTED HEIGHT AREA 113.02 SQ FT / 10.50 SOM  
Whilst every effort has been made to ensure the accuracy of the floor plans contained here, the presence of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used for guidance only. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Photography and Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		81
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	65	
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		

