



Chanctonbury Way, Woodside Park, N12 7AE
£1,150,000 Freehold Council Tax Band F

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

CHAIN FREE Real Estates are delighted to offer for sale this 4 BEDROOM 3 BATHROOM SEMI-DETACHED FAMILY HOME situated on one of Woodside Park's premier cul-de-sacs.

Arranged over 3 floors and presented in good condition, the accommodation comprises front aspect reception room, fitted kitchen open with dining room and guest cloakroom to the ground floor. The 1st floor provides 3 bedrooms and a family bathroom. A master bedroom with en suite bathroom and study completes the 2nd floor.

Externally, the SOUTH FACING rear garden extends to approx 65 ft with a large timber built shed and annexe with bathroom.

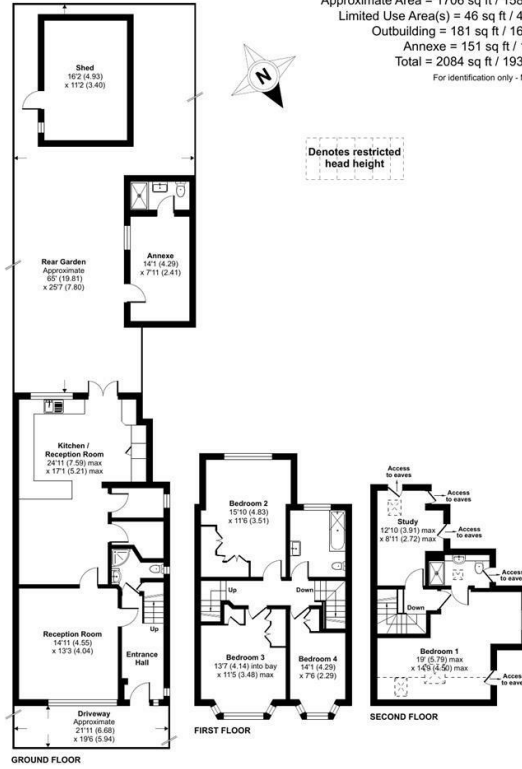
Woodside Park's Northern Line tube station, local shops, coffee shop and parkland are all within easy walking distance.





Chanctonbury Way, London, N12

Approximate Area = 1706 sq ft / 158.4 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Outbuilding = 181 sq ft / 16.8 sq m
 Annex = 151 sq ft / 14 sq m
 Total = 2084 sq ft / 193.6 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2024. Produced for Real Estates. REF: 110924

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | 83 |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | 67 |
| Some energy efficiency - lower running costs | D | | |
| Low energy efficiency - higher running costs | E | | |
| Very low energy efficiency - higher running costs | F | | |
| Least energy efficient - higher running costs | G | | |

EU Directive

