



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

**REAL ESTATES**  
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings



Real Estates are delighted to bring to the market this FOUR BEDROOM TWO BATHROOM SEMI-DETACHED family home which is conveniently situated within easy walking distance of Woodside Park Northern Line Tube Station, local shops, cafes and parkland.

The ground floor accommodation comprises a front reception room with doors leading into an open plan kitchen/dining area at the rear. There is a downstairs WC under the stairs as well as storage.

To the first floor, there are two good sized double bedrooms, both benefitting from fitted wardrobes, a single third bedroom and a family bathroom. The second floor provides the primary bedroom with an en-suite bathroom and eaves storage.

Externally, there is a DOUBLE LENGTH GARAGE, offering excellent storage space as well as potential to extend (STPP), a private driveway with off street parking for multiple cars, plus a mature rear garden with PARKLAND VIEWS.

SOLE AGENT









## Chanctonbury Way, London, N12

Approximate Area = 1489 sq ft / 138.3 sq m  
 Garage = 265 sq ft / 24.6 sq m  
 Total = 1754 sq ft / 162.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1227381

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		78
B (81-90)		
C (69-80)		
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



Real Estates Woodside Park Office:  
 14/14a Sussex Ring  
 Woodside Park N12 7HX

ll : 020 8445 6387  
 e : info@realestates-wsp.co.uk  
 w : www.realestates-wsp.co.uk