



Chanctonbury Way, Woodside Park, N12 7AB

Guide Price £1,025,000 Freehold

Council Tax Band F

REAL ESTATES
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Real Estates are delighted to bring to the market this MODERN & EXTENDED THREE BEDROOM SEMI-DETACHED home set on a prime residential street in the heart of Woodside Park with UNOBSTRUCTED GREEN REAR VIEWS.

Upon entry through the spacious hallway, there is a front reception room with sliding doors leading into a further living space and then the open plan kitchen diner featuring bifold doors opening onto the decked patio. There is a GARAGE and guest WC to complete the ground floor accommodation, plus the benefit of SOLAR PANELS.

Upstairs provides two double bedrooms, one single/study and the family bathroom, whilst there is potential to covert the loft (STPP).

Chanctonbury Way is an extremely desirable location due to the short walk to Woodside Park Underground Station on the Northern Line, as well as the popular coffee shops on Sussex Ring and the pathways of the Dollis Valley Brook.

SOLE AGENT



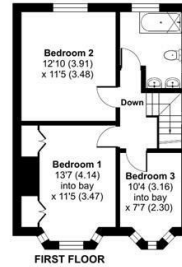


Chanctonbury Way, London, N12

Approximate Area = 1236 sq ft / 114.8 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1432 sq ft / 133 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Real Estates. REF: 1453904

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



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