



Chanctonbury Way, Woodside Park, N12 7JD  
Asking Price £925,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est. 1981

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**\* CHAIN FREE \*** Real Estates are pleased to offer this 4 BEDROOM SEMI-DETACHED family home located on the doorstep of Woodside Park's local amenities, including the Northern Line Tube Station, shops and cafes of Sussex Ring, and Riverside Walk park areas.

This property has already been extended to the side on 2 floors, as well as partly to the rear, although this space could be maximised along with a possible loft conversion (STPP).

The ground floor comprises a double through reception room, additional reception area, a large separate kitchen and guest cloakroom. To the 1st floor, there are 2 double bedrooms and 2 singles; 1 fitted with an en-suite shower and sink. There is also a family bathroom.

Externally, there is a mature back garden with 2 patio areas, as well as off street parking via a private driveway for multiple cars.

SOLE AGENT

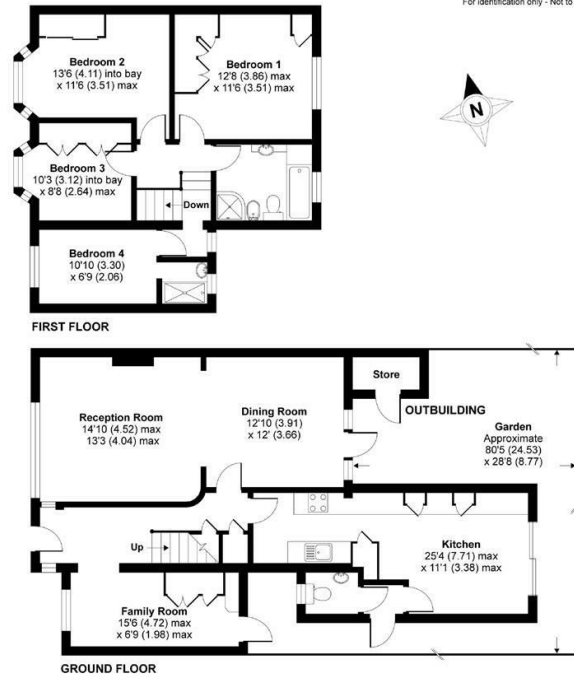






## Chanctonbury Way, London, N12

Approximate Area = 1468 sq ft / 136.3 sq m  
 Outbuilding = 19 sq ft / 1.7 sq m  
 Total = 1487 sq ft / 138.1 sq m  
 For identification only - Not to scale



Certified Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2021.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
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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