



Cissbury Ring South, Woodside Park, N12 7BE  
Price Guide £1,150,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings



**\*CHAIN FREE\*** First time on the market in approx 40 years, a 3 BEDROOM DETACHED house, situated in this sought after residential location in the heart of Woodside Park. Local shops, cafes, parkland and Woodside Park Northern Line tube station are all just a short walk away. Frith Manor Primary School catchment.

Benefiting from a ground floor rear extension, the accommodation comprises thru lounge/dining room and family room, fitted kitchen, guest cloakroom, 3 bedrooms, family bathroom/wc and separate shower room. Garage, carriage driveway, off street parking, approx 65 ft rear garden.

Excellent Potential to extend further STPP







# Cissbury Ring South, London, N12

Approximate Area = 1403 sq ft / 143.4 sq m  
 Garage = 141 sq ft / 13 sq m  
 Total = 1544 sq ft / 143.4 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		76
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	51	
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive



Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2023. Produced for Real Estates - REF: 983389

