



Cissbury Ring North, Woodside Park, N12 7AL  
£925,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

**\*OFFERED CHAIN FREE\*** A 3 bedroom semi-detached family home boasting a SOUTH-FACING rear garden, situated in this sought after residential location within walking distance to local shops, cafes, Woodside Park Northern Line tube station and parkland. Catchment for both Frith Manor and Woodridge Primary Schools.

The house has been extended to the rear ground floor and also offers potential to extend into the loft.

\* thru lounge/dining room \* fitted kitchen/breakfast room \* guest cloakroom \* 3 bedrooms \* bathroom \* separate wc \* approx 67 ft south facing rear garden with summerhouse \*



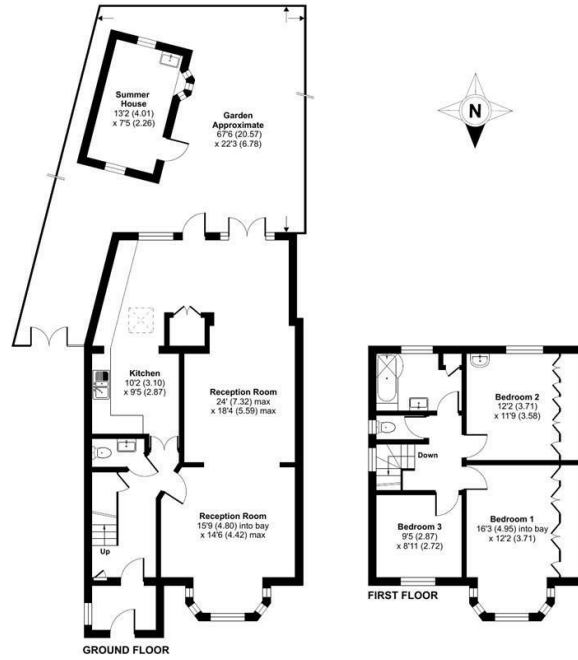


# Cissbury Ring North, London, N12

Approximate Area = 1401 sq ft / 130.1 sq m  
 Outbuilding = 100 sq ft / 9.2 sq m  
 Total = 1501 sq ft / 139.3 sq m  
 For identification only - Not to scale

| Energy Efficiency Rating                           |   | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs        | A |         | 83        |
| Energy efficient                                   | B |         |           |
| Decent   | C |         | 64        |
| Needs improvement                                  | D |         |           |
| Needs significant improvement                      | E |         |           |
| Very poor energy efficiency - higher running costs | F |         |           |
|  | G |         |           |
| Not energy efficient - higher running costs        |   |         |           |

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: 909149

