



Chanctonbury Way, Woodside Park, N12 7AE  
£3,800 Per Calendar Month      Council Tax Band F

**REAL ESTATES**  
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

**\*AVAILABLE IN AUGUST\* UNFURNISHED\*** A modern 4 bed semi-detached family home, situated in the heart of Woodside Park, within walking distance to local shops, cafes, parkland and Woodside Park's Northern Line tube station. School catchment area.

The well presented accommodation, arranged over 3 floors, includes an open plan kitchen/breakfast/reception room and guest cloakroom to the ground floor. There are 3 bedrooms, bathroom the the 1st floor and the principal suite with en-suite to the 2nd floor.

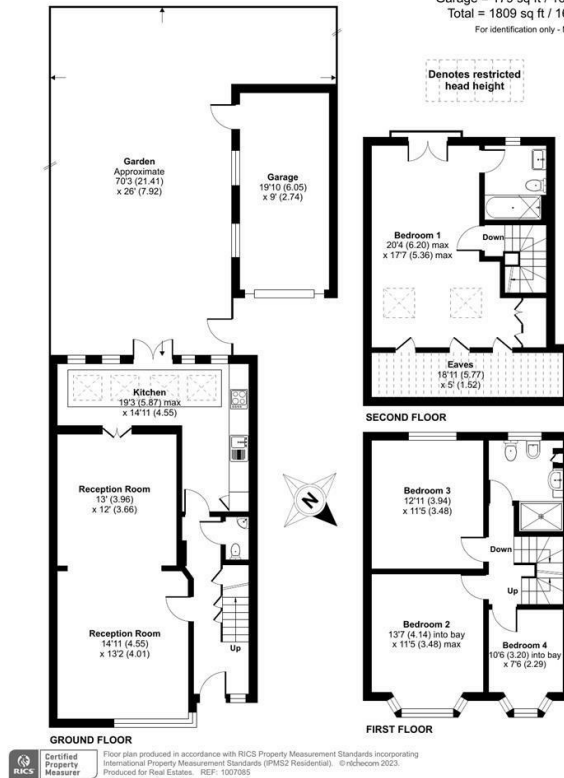
To the rear of the property is a lovely garden and to the front, a driveway providing off street parking.





# Chanctonbury Way, London, N12

Approximate Area = 1534 sq ft / 142.5 sq m  
 Limited Use Area(s) = 96 sq ft / 8.9 sq m  
 Garage = 179 sq ft / 16.6 sq m  
 Total = 1809 sq ft / 168 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		82
(91-94)	B		
(85-90)	C		
(79-84)	D		55
(73-78)	E		
(67-72)	F		
(61-66)	G		
Not energy efficient - higher running costs			

EU Directive

