



Chanctonbury Way, Woodside Park, N12 7JD  
£3,250 Per Calendar Month      Council Tax Band G

**REAL ESTATES**  
Est. 1981

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An extended 4 bedroom 3 bathroom semi-detached family home offering generous living accommodation and backing onto parkland.

The property is conveniently situated in this sought after residential road, within school catchment area and close to local shops and transport facilities including Woodside Park Northern Line tube station.

\* GUEST CLOAK/SHOWER ROOM \* FITTED KITCHEN/BREAKFAST ROOM \* THRU LOUNGE/DINING ROOM \* STUDY \* MASTER BEDROOM WITH EN SUITE BATHROOM \* 3 FURTHER BEDROOMS \* FAMILY BATHROOM \* APPROX 80 FT REAR GARDEN \* OFF STREET PARKING \* AVAILABLE 1ST NOV \* UNFURNISHED \*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-100kWh A			
81-101kWh B			
69-80kWh C			
55-68kWh D			
39-54kWh E			
21-38kWh F			
1-20kWh G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Denotes restricted head height

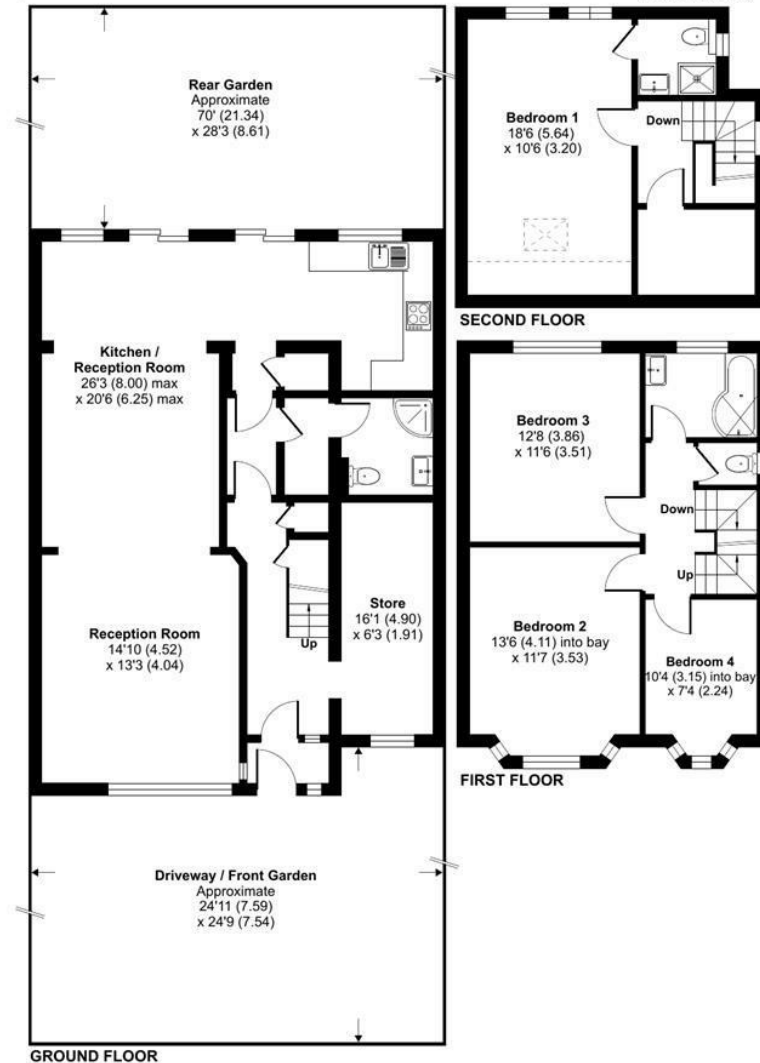
## Chanctonbury Way, London, N12

Approximate Area = 1755 sq ft / 163 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1780 sq ft / 165.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Real Estates. REF: 1036976