



Chanctonbury Way, Woodside Park, N12 7AE  
£1,195,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est.1981

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**\*CHAIN FREE\*** Real Estates are delighted to offer for sale this 4 BEDROOM 3 BATHROOM SEMI-DETACHED FAMILY HOME situated on one of Woodside Park's premier cul-de-sacs.

Arranged over 3 floors and presented in good condition, the accommodation comprises front aspect reception room, fitted kitchen open with dining room and guest cloakroom to the ground floor. The 1st floor provides 3 bedrooms and a family bathroom. A master bedroom with en suite bathroom and study completes the 2nd floor.

Externally, the SOUTH FACING rear garden extends to approx 65 ft with a large timber built shed and annexe with bathroom.

Woodside Park's Northern Line tube station, local shops, coffee shop and parkland are all within easy walking distance.

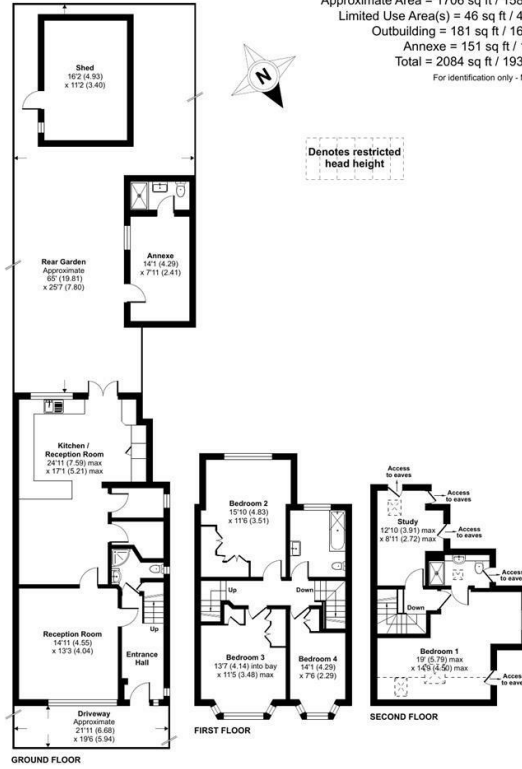






# Chanctonbury Way, London, N12

Approximate Area = 1706 sq ft / 158.4 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Outbuilding = 181 sq ft / 16.8 sq m  
 Annex = 151 sq ft / 14 sq m  
 Total = 2084 sq ft / 193.6 sq m  
 For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2024. Produced for Real Estates - REF: 110924

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		67
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Lowest energy efficiency - highest running costs	G		

EU Directive

