



Chanctonbury Way, Woodside Park, N12 7AA

Guide Price £1,300,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

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* CHAIN FREE SALE * Real Estates are delighted to present this fully extended and modernised FOUR DOUBLE BEDROOM SEMI-DETACHED family home in the heart of Woodside Park.

To the ground floor you will find a large open plan kitchen, dining and living space with bi-fold doors leading onto the well maintained rear garden, as well as a separate front reception room, utility area and guest WC.

To the first floor are three double bedrooms, one featuring an en-suite, plus the main bathroom, whilst the loft has been converted into a principal bedroom with another en-suite and Juliette balcony too.

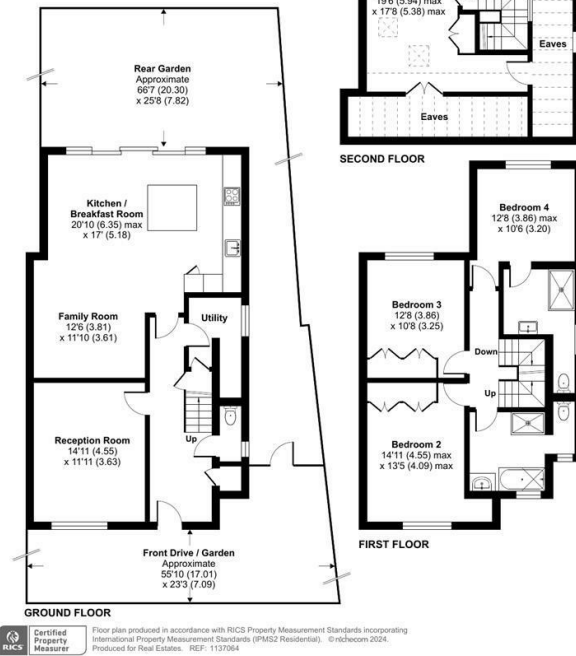
Chanctonbury Way is a very desirable location due to the short walk to Woodside Park Underground Station on the Northern Line, the popular coffee shops on Sussex Ring and the pathways of the Dollis Valley Brook. Additionally, excellent nearby schools include Woodridge and Frith Manor.

* SOLE AGENT *





Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive			

