



Chanctonbury Way, Woodside Park, N12 7JD

Guide Price £1,025,000 Freehold

Council Tax Band F

**REAL ESTATES**  
Est.1981

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Real Estates are pleased to offer this SIDE & REAR EXTENDED THREE BEDROOM SEMI-DETACHED family home in the heart of Woodside Park, presented in MODERN CONDITION throughout.

\* PRIVATE DRIVEWAY FOR TWO CARS \* GARDEN BACKING GREENERY \* POTENTIAL FOR A LOFT CONVERSION (STPP)

Chanctonbury Way is on the doorstep of the amenities and popular coffee shops on Sussex Ring, whilst Woodside Park Underground Station on the Northern Line plus Riverside Park are within easy reach. Local primary schools include Woodridge and Frith Manor.

SOLE AGENT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100 kWh/m <sup>2</sup>		78
B	81-91 kWh/m <sup>2</sup>		
C	69-80 kWh/m <sup>2</sup>	67	
D	55-68 kWh/m <sup>2</sup>		
E	39-54 kWh/m <sup>2</sup>		
F	21-38 kWh/m <sup>2</sup>		
G	1-20 kWh/m <sup>2</sup>		
Not energy efficient - higher running costs			
EU Directive			



TOTAL APPROX. FLOOR AREA 135.0 SQ.M. (1453 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropac (20217)

