



Cissbury Ring South, Woodside Park, N12 7BE
Price Guide £1,150,000 Freehold Council Tax Band G

REAL ESTATES
Est. 1981

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CHAIN FREE First time on the market in approx 40 years, a 3 BEDROOM DETACHED house, situated in this sought after residential location in the heart of Woodside Park. Local shops, cafes, parkland and Woodside Park Northern Line tube station are all just a short walk away. Frith Manor Primary School catchment.

Benefiting from a ground floor rear extension, the accommodation comprises thru lounge/dining room and family room, fitted kitchen, guest cloakroom, 3 bedrooms, family bathroom/wc and separate shower room. Garage, carriage driveway, off street parking, approx 65 ft rear garden.

Excellent Potential to extend further STPP





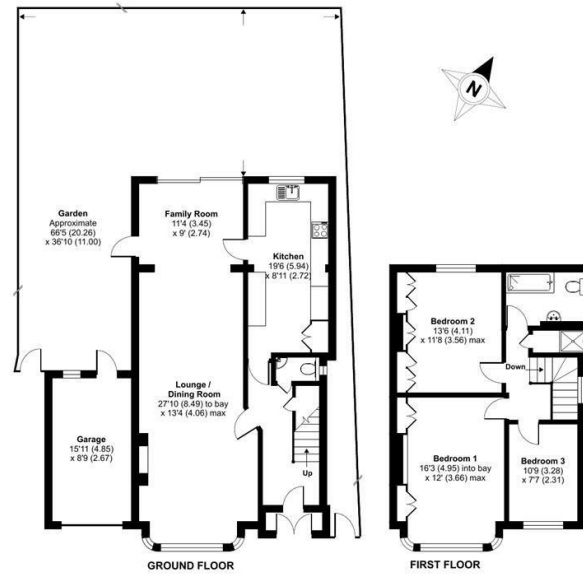
Cissbury Ring South, London, N12

Approximate Area = 1403 sq ft / 143.4 sq m

Garage = 141 sq ft / 13 sq m

Total = 1544 sq ft / 143.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2023. Produced for Real Estates - REF: 943389

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
		51	76
		EU Directive	



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