



Chanctonbury Way, Woodside Park, N12 7JB

Guide Price £1,295,000 Freehold

Council Tax Band F

REAL ESTATES

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Real Estates are delighted to present this beautifully designed FOUR BEDROOM SEMI-DETACHED family home set in the heart of Woodside Park.

Totalling nearly 2000 square feet and occupying a GARAGE OWN DRIVE plot, this house comprises a vast open plan kitchen, dining and reception space at the rear, with GLASS SLIDING DOORS leading out onto the mature garden featuring pond, lawn and play area. The ground floor continues with a separate snug at the front, garage currently used as storage, guest WC and storage cupboard.

The upstairs of the property provides two double bedrooms on the first floor, along with a single bedroom being utilised as a utility plus a bathroom, whilst the loft has been converted into the principal bedroom with fitted wardrobes and en-suite shower. There is OFF STREET PARKING for one car as well as AIR CONDITIONING throughout.

Chanctonbury Way is on the doorstep of the popular coffee shops on Sussex Ring and the green space of Riverside Park. Woodside Park Underground Station on the Northern Line is just a short walk away. Nearby primary schools include Frith Manor and Woodridge.

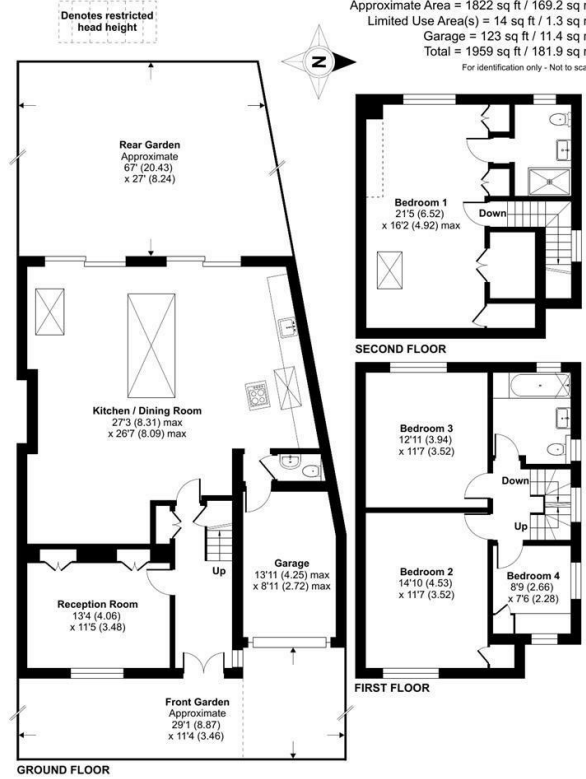
SOLE AGENT





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Approximate Area = 1822 sq ft / 169.2 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Garage = 123 sq ft / 11.4 sq m
 Total = 1959 sq ft / 181.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2026. Produced for Real Estates. REF: 1423405

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		79
Energy efficient	B		
Decent	C	64	
Needs improvement	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Very poor energy efficiency - highest running costs	G		

EU Directive

