



Chanctonbury Way, Woodside Park, N12 7AB
£1,200,000 Freehold Council Tax Band F

REAL ESTATES
Est.1981

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A very well presented 4 BEDROOM 3 BATHROOM (2 en suite) SEMI-DETACHED family home offering spacious living and entertaining accommodation arranged over 3 floors.

Situated within easy reach of Woodside Park Northern Line tube station, local shops, cafes and parkland as well as primary school catchment area.

* GUEST CLOAKROOM * OPEN PLAN KITCHEN/DINER/FAMILY ROOM WITH BI-FOLD DOORS ONTO DECKED AREA AND GARDEN * FRONT ASPECT RECEPTION * STUDY * UTILITY ROOM * 3 BEDROOMS, 2 BATHROOMS (1 EN SUITE) TO 1ST FLOOR * MASTER BEDROOM WITH EN SUITE TO 2ND FLOOR * OWN DRIVEWAY PROVIDING OFF STREET PARKING FOR 2 CARS * REAR GARDEN BACKING PARKLAND *

Sole Agent Real Estates

Chanctonbury Way, London, N12

Approximate Area = 1957 sq ft / 181.8 sq m

Limited Use Area(s) = 114 sq ft / 10.6 sq m

Total = 2071 sq ft / 192.4 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-150kWh/m ² A			
81-101kWh/m ² B			
69-80kWh/m ² C			
55-68kWh/m ² D			
39-54kWh/m ² E			
21-38kWh/m ² F			
11-20kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		74	82
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Real Estates. REF: 799679

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