



Chanctonbury Way, Woodside Park, N12 7AA
Offers In The Region Of £1,375,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

Real Estates are delighted to present this MODERN & VASTLY EXTENDED FIVE BEDROOM, THREE BATHROOM SEMI-DETACHED family home set on the desirable Chanctonbury Way in the heart of Woodside Park.

Benefitting from a SOUTH FACING rear garden with TWO PATIOS and a PRIVATE DRIVEWAY for multiple cars, this property totals just over 2200 square feet of internal living space.

There are TWO STAIRCASES, one accessed via the entrance hallway with direct access to the loft conversion currently designed as a potential self-contained unit, featuring bedrooms, a bathroom and a kitchenette. The other leads to the first floor which provides the principal bedroom with en-suite and walk-in-wardrobe as well as another double bedroom, a single and the main bathroom.

Back to the ground floor, there are two spacious reception areas and a large open plan kitchen diner, plus a separate storage cupboard and utility/guest WC.

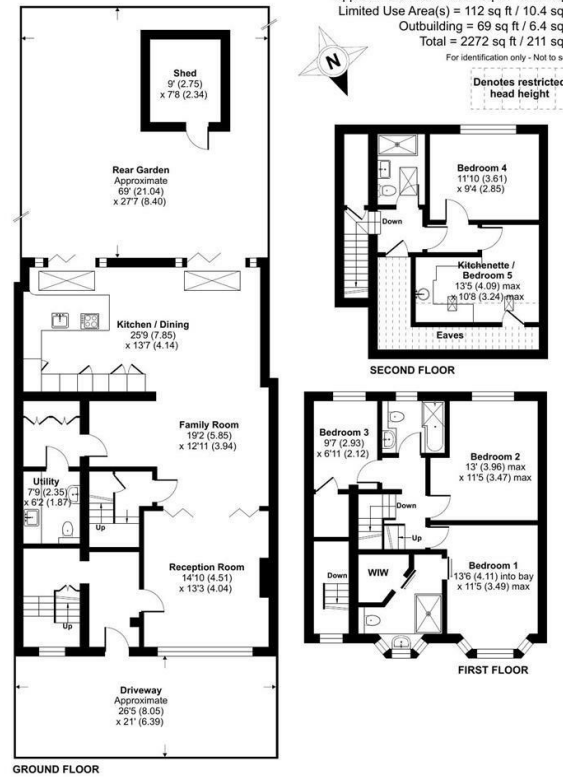
Woodside Park Northern Line Underground Station is a short walk away, as are the popular coffee shops on the nearby Sussex Ring and the pathways/greenery of the Dollis Valley Brook. Local primary schools include Woodridge and Frith Manor.





Chanctonbury Way, Woodside Park, London, N12

Approximate Area = 2091 sq ft / 194.2 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Outbuilding = 69 sq ft / 6.4 sq m
 Total = 2272 sq ft / 211 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). © richcom 2025. Produced for Real Estates. REF: 1493608

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C	73	80
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive		



Real Estates Woodside Park Office:
 14/14a Sussex Ring
 Woodside Park N12 7HX

II : 020 8445 6387
 e : info@realestates-wsp.co.uk
 w : www.realestates-wsp.co.uk