

Sole Agent

152 Chanctonbury Way, Woodside Park, N12 7AD

£1,150,000 Subject to Contract



A stunning Four Bedroom, Two Bathroom (one en suite bathroom) semi detached family home situated in this sought after cul de sac location within close proximity to Frith manor Primary School and conveniently located for Woodside park tube station on the northern line as well as the local shopping facilities and parks.

The house offers bright, well planned, accommodation over 3 floors to include a Master Bedroom suite with en suite bathroom Room and walk in dressing room, Three further Bedrooms, family bathroom, large Kitchen/Breakfast/Family Room, Double Reception Room, tv room and guest WC.

Externally there is a off street parking and a stunning mature rear garden with a gate to Folly Brook greenbelt and boasting outstanding views.

Council tax band F

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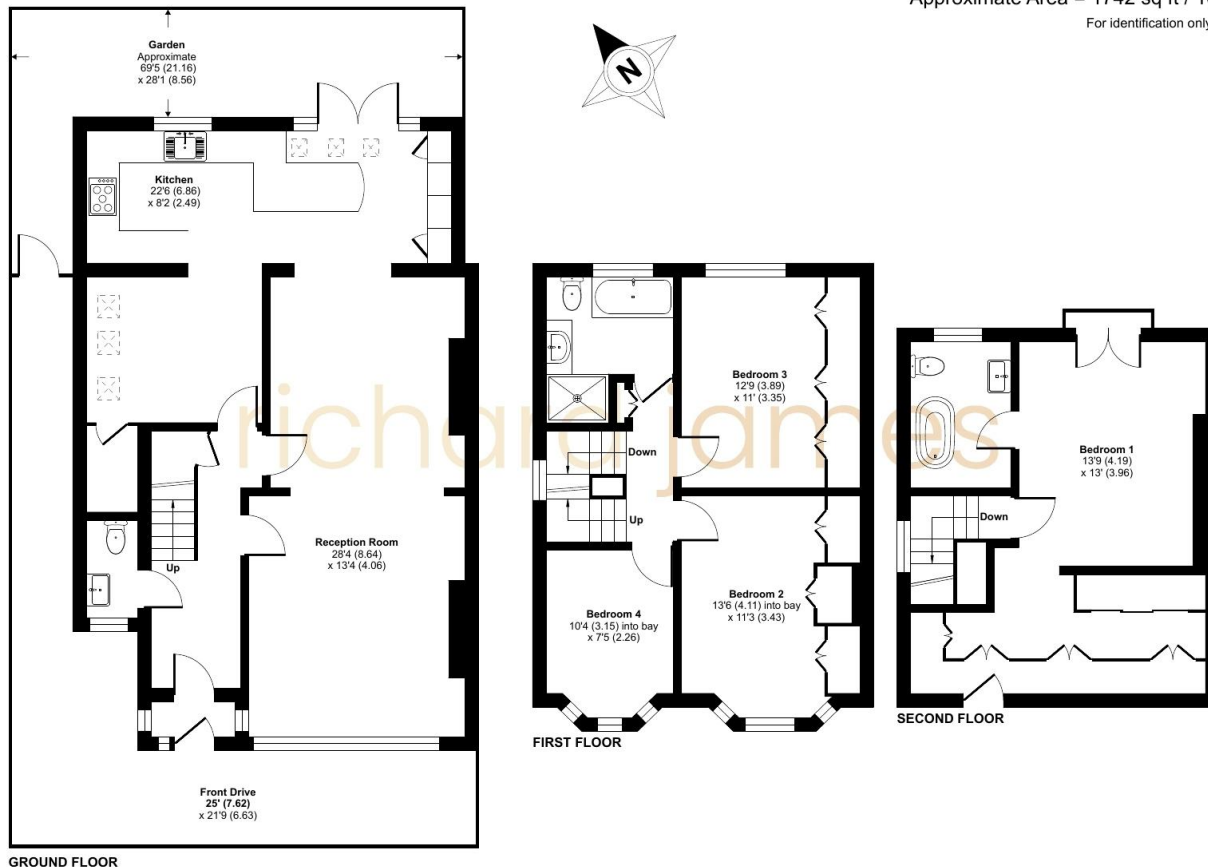
21. the broadway . mill hill . nw7 3da





Approximate Area = 1742 sq ft / 161.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1083089

- SEMI DETACHED FAMILY HOUSE
- OFF STREET PARKING
- TWO BATHROOMS (ONE EN SUITE BATHROOM)
- STUNNING VIEWS
- LANDSCAPED REAR GARDEN BACKING ONTO FOLLY BROOK
- FOUR BEDROOMS
- GUEST WC
- CUL DE SAC LOCATION

- CLOSE TO LOCAL AMENITIES
- OUTSTANDING VIEWS OF FOLLY BROOK GREENBELT



PRICE - £1,150,000
TENURE - Freehold
COUNCIL TAX BAND - F
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

richard
james
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