

Sole Agent

161 Chanctonbury Way, Woodside Park, N12 7AE

£9,499,950 Subject to Contract



This wonderful three bedroom, two bathroom, semi detached family home is on the market for the first time in over 60 years. Situated at the top of this sought after cul de sac, it is in close proximity to Frith Manor Primary School and conveniently located for Woodside Park tube station, local shopping facilities and parks.

The property comprises a 28ft Reception Room, Kitchen, Garden Room and guest shower room on the ground floor, three bedrooms on the first floor and a south-westerly facing landscaped rear garden boasting outstanding views over the Green Belt. It has a garage and off-street parking.

There is potential to extend (stpp) and the sale is chain free.

Council tax band F

Open house viewing event hosted on the April 27th if you're interested in attending the open house please call 020 8959 9191 to book a slot.

Sole Agent

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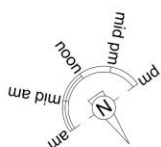


Chanctonbury Way, N12

Approximate Gross Internal Area = 1588 sq ft / 147.5 sq m

Shed = 63 sq ft / 5.9 sq m

Garage = 136 sq ft / 12.6 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



- CHAIN FREE
- SOUTH WESTERLEY LANDSCAPED REAR GARDEN
- OFF STREET PARKING
- GUEST WC
- GARAGE
- STUNNING VIEWS OVER GREENBELT
- SCOPE FOR VARIOUS EXTENSIONS STPP
- SOUGHT AFTER CUL DE SAC LOCATION

- CLOSE TO LOCAL AMENITIES

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PRICE - £949,950
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		81
(69-80)	C		
(55-68)	D	61	
(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.