



**163 Chanctonbury Way, N12 7AE**

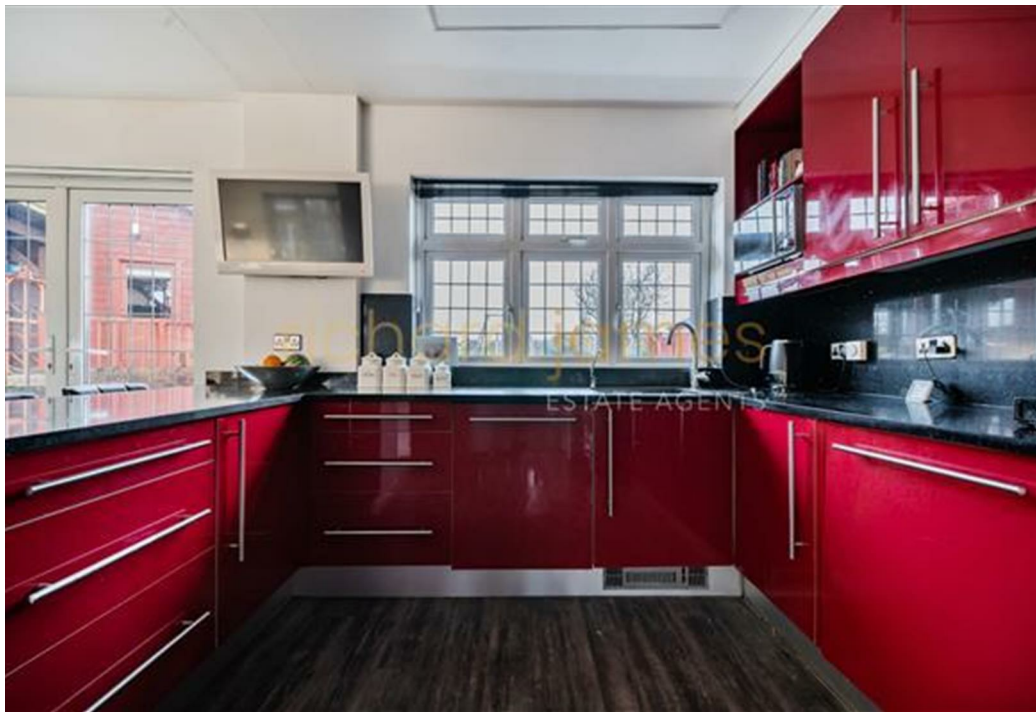
**£1,100,000**

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

A well presented Four/Five bedroom, two bathroom (one ensuite) semi detached family home arranged over two floors situated in this sought after cul de sac 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 property comprises of a 2710ft double reception room, Kitchen/Breakfast room, utility room, guest wc, landscaped rear garden boasting outstanding views over Green Belt, outhouse with kitchenette and off street parking.

Council tax band F

SOLE AGENT

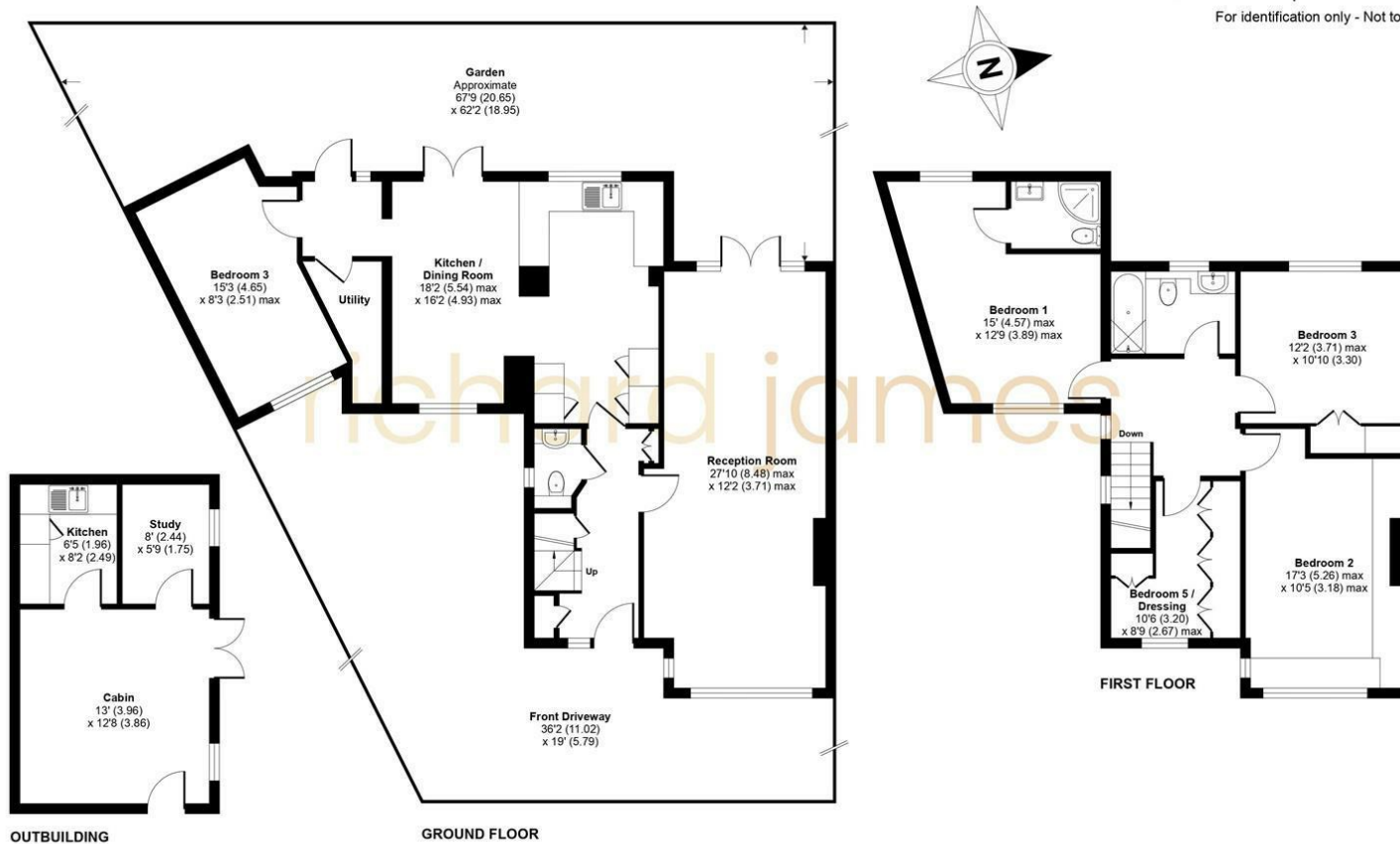
## Key Features

## Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** Woodside Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approximate Area = 1607 sq ft / 149.2 sq m  
 Outbuilding = 270 sq ft / 25 sq m  
 Total = 1877 sq ft / 174.2 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). © nchecon 2023. Produced for Richard James Estate Agents Ltd. REF: 1065710

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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

**richard james**  
 ESTATE AGENTS

T 020 8959 9191  
 E enquiries@richardjames.biz  
 A 21 The Broadway | Mill Hill  
 London | NW7 3DA

richardjames.biz

