



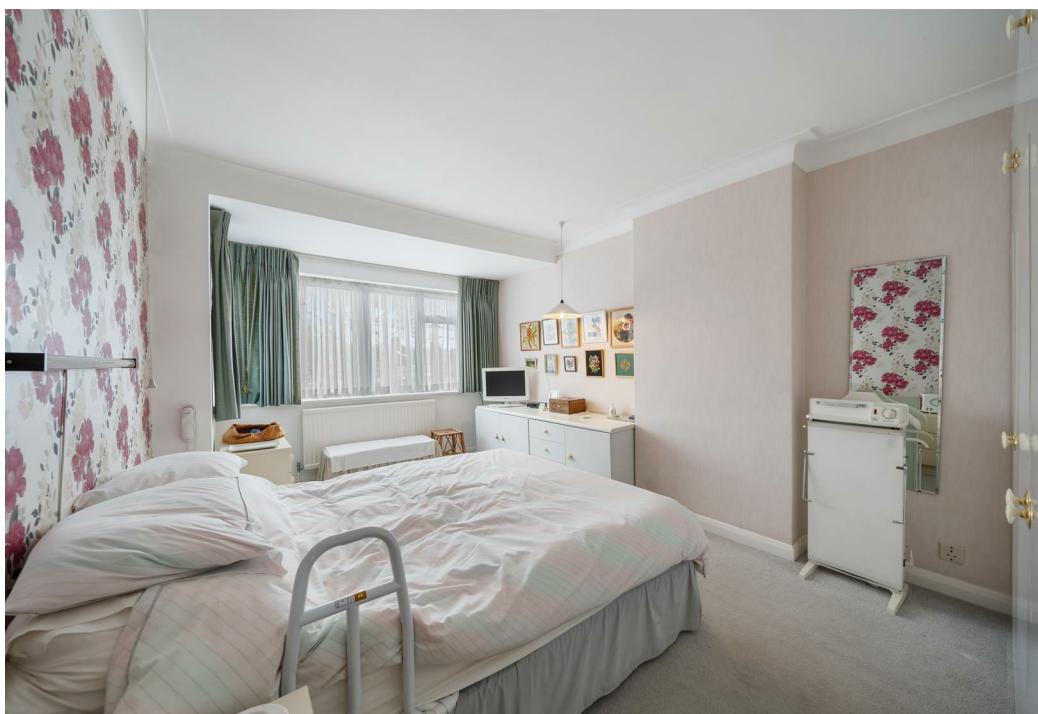
161 Chanctonbury Way, N12 7AE

£949,950

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Property Description

A rarely available Three bedroom, Two bathroom, 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 28ft double reception room, Kitchen, dining room, guest wc, landscaped rear garden boasting outstanding views over Green Belt, garage and off street parking.

Council tax band F

SOLE AGENT

Key Features

- FAMILY HOUSE
- STUNNING VIEWS OVER GREENBELT
- CLOSE TO LOCAL AMENITIES
- SCOPE FOR VARIOUS EXTENSIONS STPP
- LANDSCAPED REAR GARDEN BACKING GREENBELT
- CUL DE SAC LOCATION
- GARAGE
- OFF STREET PARKING
- SOUGH AFTER TURNING
- RARELY AVAILABLE

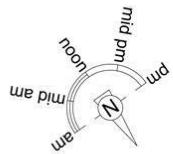
Important Information

- **Price:** £949,950
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Location:** Woodside Park

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



**Certified
Property
Measurer**

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 well 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.



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