



CISSBURY RING NORTH,  
London, N12 7AL

# 15 Cissbury Ring North

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\*\*\*CHAIN FREE\*\*\*A Semi Detached three -bedroom family home located in the heart of Woodside Park.

Downstairs, the property features a welcoming entrance hall which leads onto a fantastic double reception room with double french doors opening into the modern fitted kitchen.

The ground floor also benefits from having a guest cloakroom.

The first floor comprises two spacious double bedrooms and a third bedroom / study and a modern family bathroom.

Furthermore, the property has potential to extend subject to the usual consents.

Further benefits include a separate garage to the side of the property, a matured private garden and off street parking for several vehicles.

Cissbury Ring North is conveniently situated within easy access to local schools, shops, restaurants and transport links including both Woodside Park underground station (Northern Line) and Totteridge and Whetstone underground station (Northern Line).



Local Authority: Barnet  
Tax Band: G  
Tenure: Freehold























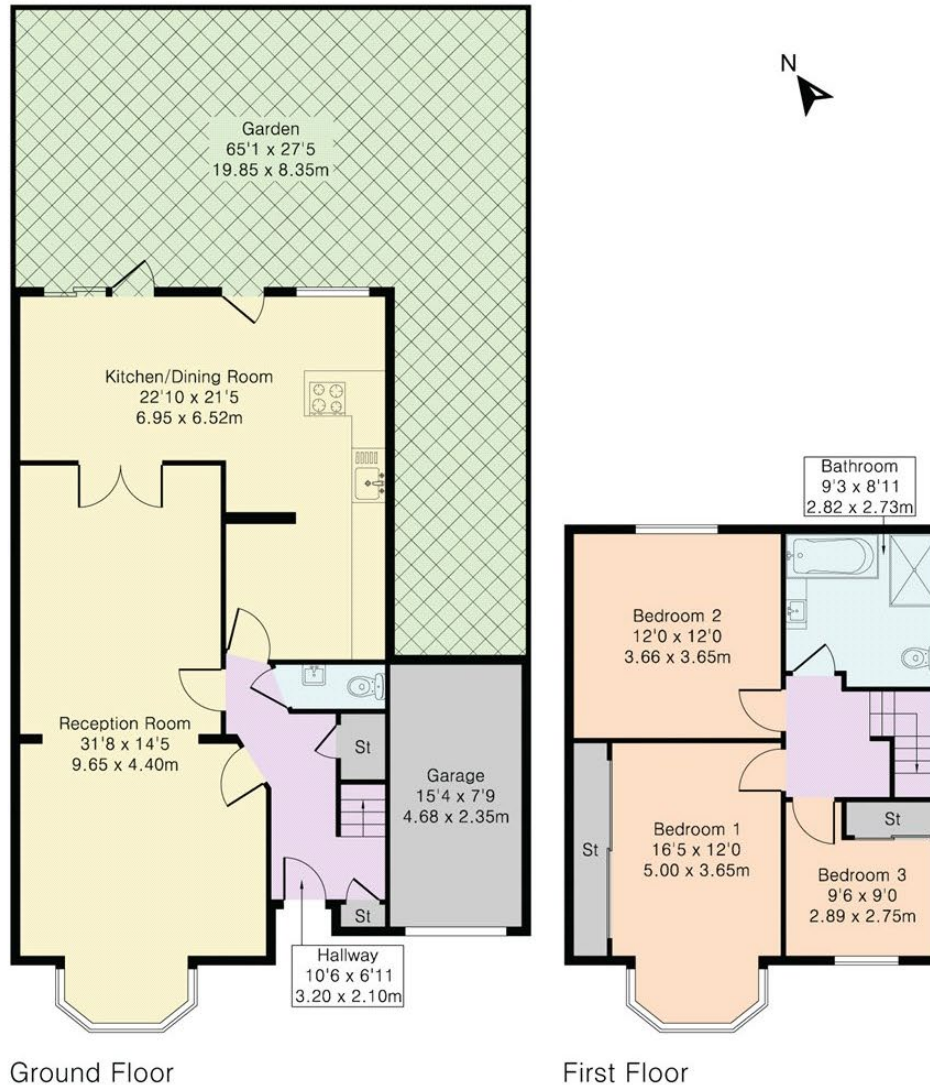




# Approximate Gross Internal Area 1510 sq ft - 141 sq m

Ground Floor Area 955 sq ft – 89 sq m

First Floor Area 555 sq ft – 52 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		<b>81</b>
	EU Directive 2002/91/EC	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.

