



Hill Crescent
Totteridge N20 8HB
£910,000 Freehold

Hill Crescent , Totteridge

CHAIN FREE Real Estates are delighted to offer for sale this rarely available 3 bedroom, 2 reception room semi-detached house situated in the **HEART OF TOTTERIDGE**, within minutes walk of Totteridge and Whetstone Northern Line tube station together with Whetstone High Road's amenities.

This property **REQUIRES MODERNISATION** throughout and offers **FANTASTIC POTENTIAL** to extend to rear, side and loft (STPP).

Benefits include 101 FT REAR GARDEN, GARAGE and OFF STREET PARKING.

Please contact the seller's sole agent Real Estates on 020 8445 3132 to arrange an appointment to view.

ENTRANCE HALL

RECEPTION ROOM 13'11 x 13' (4.24m x 3.96m)

RECEPTION ROOM 13' x 11'8 (3.96m x 3.56m)

KITCHEN/BREAKFAST ROOM 19'8 x 8'7 (5.99m x 2.62m)

1ST FLOOR:

BEDROOM 14'4 x 13'1 (4.37m x 3.99m)

BEDROOM 13' x 11'6 (3.96m x 3.51m)

BEDROOM 10' x 9'9 (3.05m x 2.97m)

BATHROOM

SEPARATE WC

EXTERIOR:

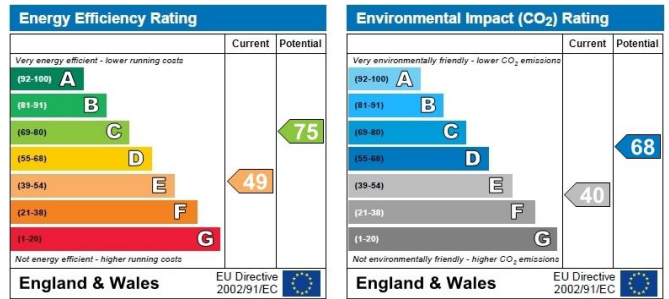
GARAGE 15'10 x 7'8 (4.83m x 2.34m)

REAR GARDEN 101'8 (30.99m)

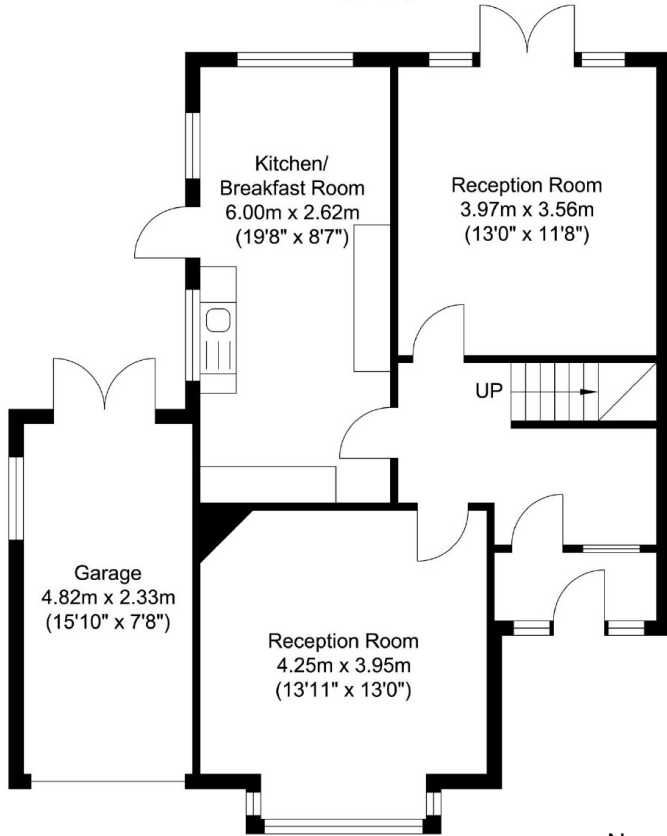
Viewing:

By prior appointment with the vendors agent Real Estates Tel: 0208 445 3132

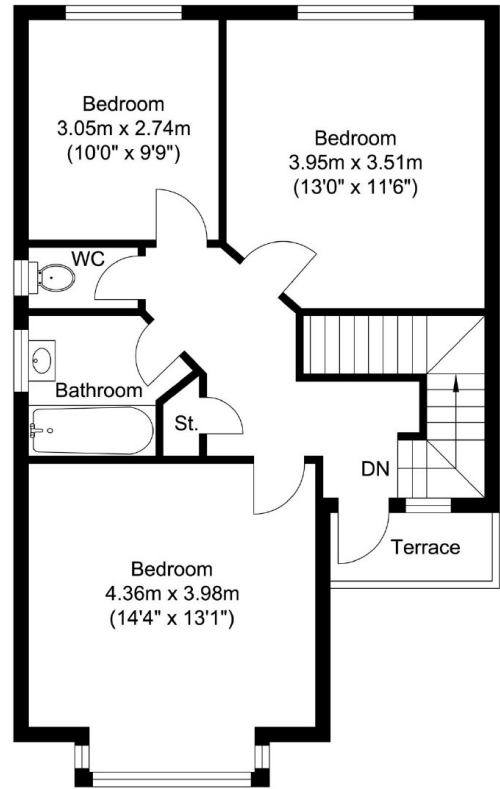
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Garden Extends To
31m
(101'8")



Ground Floor
Approximate Floor Area
746.04 sq. ft.
(69.31 sq. m)



First Floor
Approximate Floor Area
593.95 sq. ft.
(55.18 sq. m)



Total Floor Area
Approximate Floor Area
1339.99 sq. ft.
(124.49 sq. m)