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**Oak Tree Drive**  
**Totteridge N20 8QJ**  
**Guide price £775,000 Freehold**

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# Oak Tree Drive , Totteridge

A beautifully maintained 3 bedroom (1 bedroom/study downstairs) chalet style home situated within easy reach of Totteridge & Whetstone Northern Line tube station, together with multiple shopping facilities at Whetstone High Road. The property offers further potential for extension (STPP)

Features include:

**\* ORIGINAL WOOD FLOORING TO GROUND FLOOR \* LOUNGE \* OPEN PLAN MODERN FITTED KITCHEN/FAMILY/DINING ROOM WITH BI-FOLDING DOORS TO GARDEN \* MODERN BATHROOM/WC \* OWN DRIVEWAY \***

Sole Agent. Early viewing highly recommended.

**ENTRANCE HALL 11'9 x 7'6 (3.58m x 2.29m)**

**GUEST CLOAKROOM**

**RECEPTION 15'7 x 11'11 (4.75m x 3.63m)**

**RECEPTION 22'5 x 11'11 (6.83m x 3.63m)**

**KITCHEN 7'11 x 7'5 (2.41m x 2.26m)**

**BATHROOM/WC 7'5 x 5'4 (2.26m x 1.63m)**

**1ST FLOOR:**

**BEDROOM 14' x 12' (4.27m x 3.66m)**

**BEDROOM 12' x 12' (3.66m x 3.66m)**

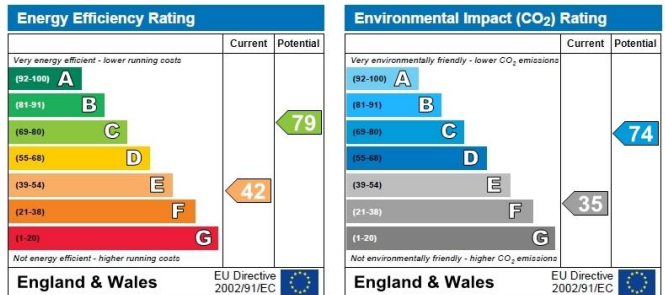
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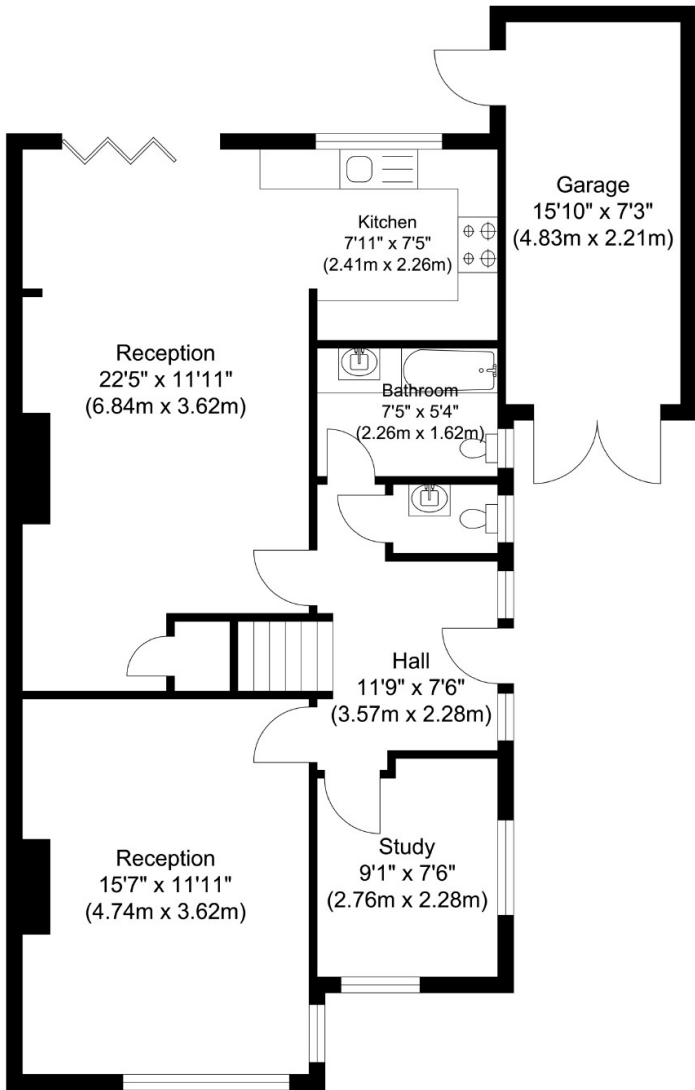
**GARAGE**

**Viewing:**

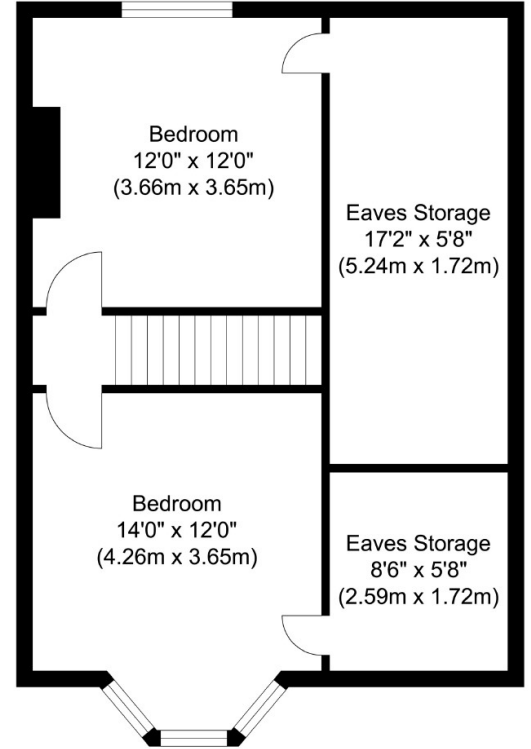
By prior appointment with the vendors agent Real Estates Tel: 0208 445 3132

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Ground Floor  
 Approximate Floor Area  
 841.19 sq. ft.  
 (78.15 sq. m)



First Floor  
 Approximate Floor Area  
 545.51 sq. ft.  
 (50.68 sq. m)

Total Floor Area  
 Approximate Floor Area  
 1386.71 sq. ft.  
 (128.83 sq. m)