



Laurel Way, Totteridge, N20 8HZ
£1,150,000

Real Estates are delighted to offer for sale this EXTENDED SEMI-DETACHED family home offering flexible accommodation comprising 4/5 bedroom, family bathroom/wc, ground floor 'wet' room/wc, fitted kitchen/breakfast room and 2 receptions.

The house also benefits from under floor heating in kitchen and both bathrooms, double glazing and a wheelchair platform lift if required. Externally, the rear garden measures approx 100 ft and there is a garage via own driveway.

Laurel Way is a desirable turning, situated within easy reach of both Woodside Park and Totteridge & Whetstone Northern Line tube stations, local shops, schools, parkland and bus services.

Planning permission has been granted to extend the ground floor 5 meters to the rear with further potential to extend into the loft.

Viewing is highly recommended via Sole Agent Real Estates.





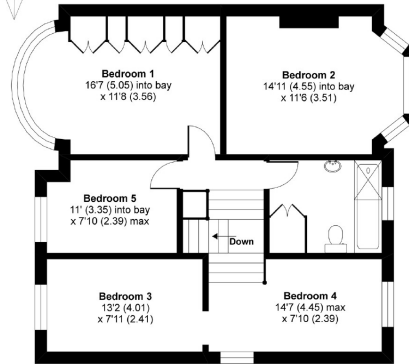
Laurel Way, Totteridge, N20

Approximate Area = 1526 sq ft / 141.7 sq m

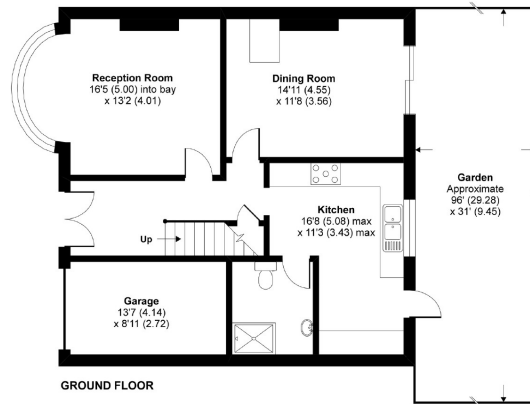
Garage = 103 sq ft / 9.5 sq m

Total = 1629 sq ft / 151.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021. Produced for Real Estates. REF: 090102

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
102-109	B		
81-101	C		77
62-80	D		
45-61	E	57	
29-44	F		
13-28	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



Totteridge office: 74 Totteridge Lane, Totteridge, London N20 8QG

e : totteridge@realestates-wsp.co.uk

t : 020 8445 3132

f : 020 8445 4492

w : www.realestates-wsp.co.uk



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