



Oak Tree Drive, Totteridge, N20 8QH
£1,195,000



REAL ESTATES

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CHAIN FREE- Real Estates are delighted to offer for sale this newly refurbished four bedroom, two bathroom (one en-suite) semi-detached property in a popular road, situated within easy reach of Totteridge & Whetstone Northern Line tube station and multiple shops and restaurants at Whetstone High Road.

The ground floor accommodation comprises 23' x 23' modern, open plan kitchen/dining room with underfloor heating, separate lounge, playroom/2nd reception study, utility room and guest cloakroom. The 1st floor offers a master bedroom with en suite shower room, 3 further bedrooms all with fitted cupboards, and a family bathroom. Both bathrooms benefit from under floor heating.

Externally, there is a new resin bound driveway which offers parking for two cars and a rear garden with decking area and lawn.

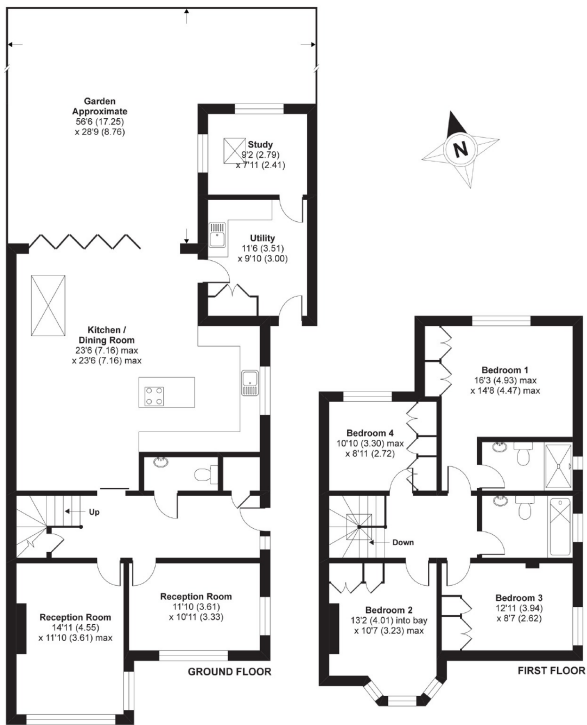
Early viewing recommended via the vendors sole agent Real Estates on 020 8445 3132.





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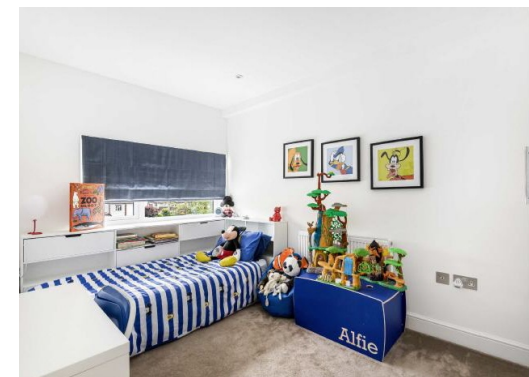
APPROX. GROSS INTERNAL FLOOR AREA 1925 SQ FT 178.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
A					
B					
C					
D					
E					
F					
G					
Not energy efficient - higher running costs					
73	81		68	76	
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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