

Great Bushey Drive, Totteridge, N20 8QL  
£3,500 Per Calendar Month Council Tax Band G

**REAL ESTATES**  
Est.1981

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A 3/4 BEDROOM SEMI-DETACHED home, located in a sought after cul-de-sac within a short walk to Totteridge Tennis Club, Totteridge & Whetstone Northern Line tube station as well as Whetstone High Road with its multiple shopping facilities, boutiques and restaurants.

The ground floor accommodation provides a fitted kitchen which is open to the breakfast room, 2 receptions, guest cloak/shower room, bedroom 4/study and utility cupboard. To the 1st floor there are 3 bedrooms and 2 bathrooms (1 en suite). Wiring for CAT 5.

Externally, the rear garden has its own private gate with access onto parkland leading to the Dollis Valley Greenwalk and onwards to Totteridge Fields Nature Reserve. To the front there is off street parking for 2/3 cars.

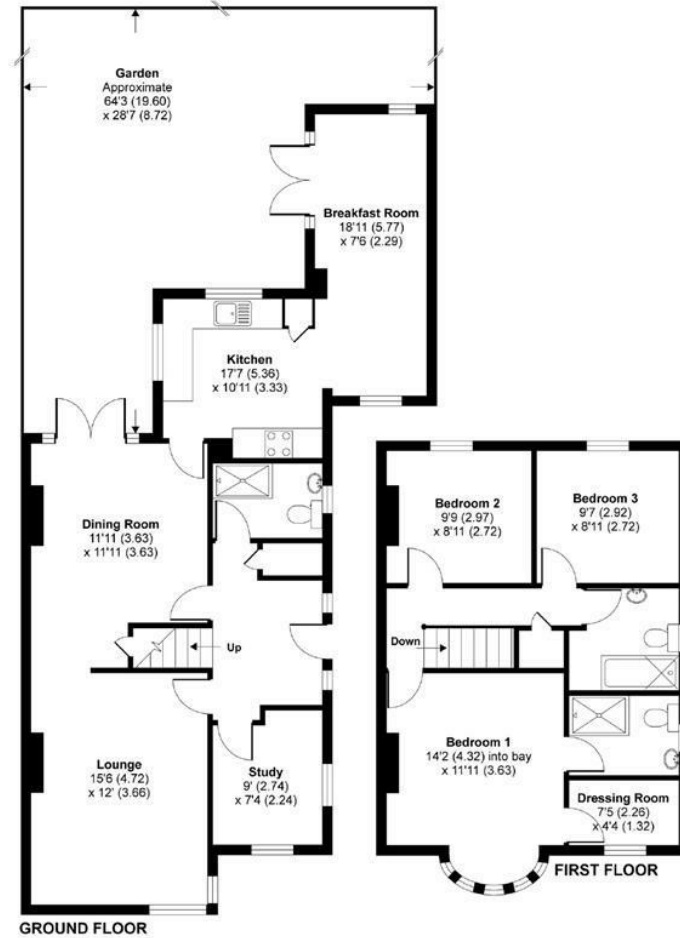
\* AVAILABLE 13TH MAY \* UNFURNISHED \*

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	<b>84</b>
(61-81) <b>B</b>	
(49-60) <b>C</b>	
(35-48) <b>D</b>	
(21-34) <b>E</b>	
(9-20) <b>F</b>	
(1-8) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## Great Bushey Drive, London, N20

Approximate Area = 1336 sq ft / 124.11 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Real Estates. REF: 770672.