



Oak Tree Drive, Totteridge, N20 8QJ
Offers In Excess Of £1,100,000 Freehold Council Tax Band F

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NEW INSTRUCTION. A well presented 3 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 accommodation comprises guest cloakroom, double aspect office and front reception room with feature gas fireplace; a rear aspect open plan dining/family room with feature gas fire and bi-fold doors onto the garden. The bright and spacious kitchen is fitted with integrated appliances and marble worktops plus a utility room completes the ground floor.

The double height landing with opening roof lights leads to 3 double bedrooms. The master suite has an en-suite dressing room with feature porthole window and a shower room with sky light. There is also a separate family bath/shower room with skylight. The attic provides significant storage space with potential to extend subject to planning.

To the rear there is hardwood decking and a well maintained mature garden. Garage to side with off street parking for 2 cars.

Early viewing is highly recommended via the sellers sole agent.



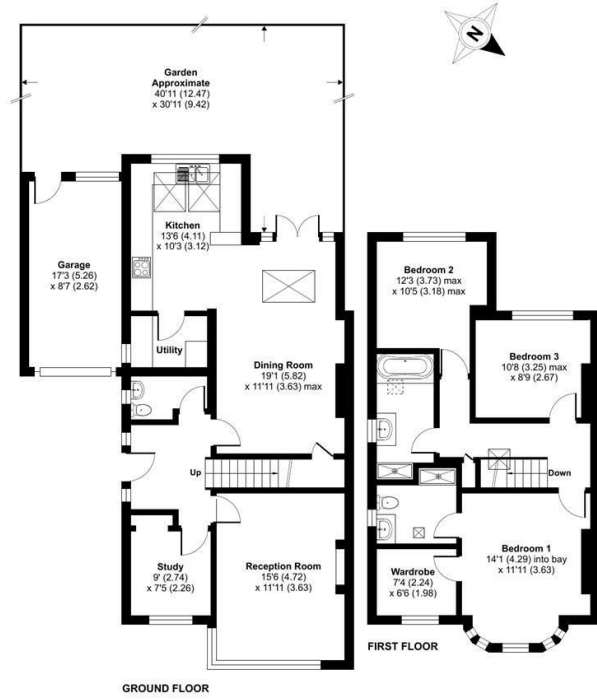


Oak Tree Drive, London, N20

Approximate Area = 1589 sq ft / 148 sq m (includes garage)
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
Energy efficient	B		
Decent	C	70	
Needs to be improved	D		
Needs to be improved	E		
Needs to be improved	F		
Needs to be improved	G		
Not energy efficient - higher running costs			

EU Directive



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2023. Produced for Real Estates - REF: 907112.



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