



West Hill Way, Totteridge, N20 8QS
Asking Price £1,250,000 Freehold

Council Tax Band G

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Est.1981

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Real Estates are delighted to offer for sale this rarely available 4 bedroom detached property, situated in a sought after turning off Totteridge Lane, close to Totteridge & Whetstone Northern Line tube station, multiple shops at the High Road and leisure facilities including South Herts Golf Club and Totteridge Tennis Club, as well as many highly regarded local schools.

The property is well maintained throughout and comprises 2 reception rooms, fitted kitchen with breakfast area, guest cloakroom, 4 bedrooms, family bathroom, garage via own driveway and rear garden extending to approx 60 ft.

This property has further potential to extend to the rear and loft, (STPP).

Early viewing is highly recommended via our Totteridge office. Sole agent.

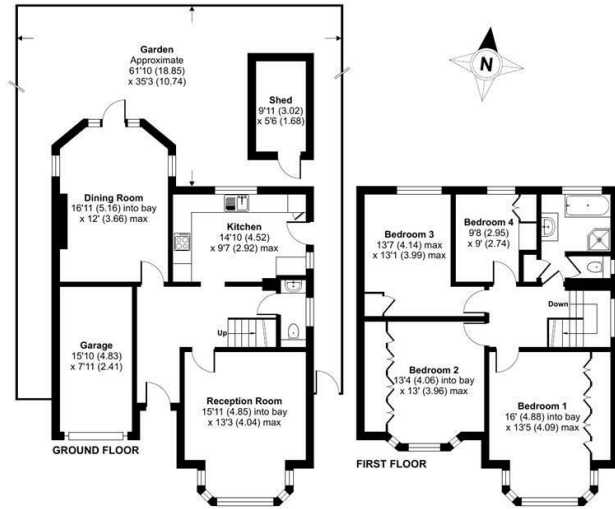




West Hill Way, Totteridge, N20
 Approximate Area = 1601 sq ft / 148.7 sq m (includes garage)
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		82
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	58	
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchecom 2023. Produced for Real Estates - REF: 900018

