



Ventnor Drive, Totteridge, N20 8BS

Offers In Excess Of £850,000 Freehold

Council Tax Band F

REAL ESTATES
Est.1981

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Real Estates are delighted to offer for sale this 3 bedroom halls adjoining semi-detached house situated in a popular residential location in the heart of Totteridge, providing convenient access to the amenities of Whetstone High Road and both Totteridge & Whetstone or Woodside Park underground stations (Northern Line).

The home comprises a spacious hallway, guest cloakroom, dining room, rear reception room, and a kitchen that leads to the rear garden measuring approx. 86 ft. On the first floor there are 3 bedrooms and a family bathroom.

There is also a front garden which can provide off street parking, and a shared driveway that leads to a garage. The property also has the potential to be extended further (STPP).

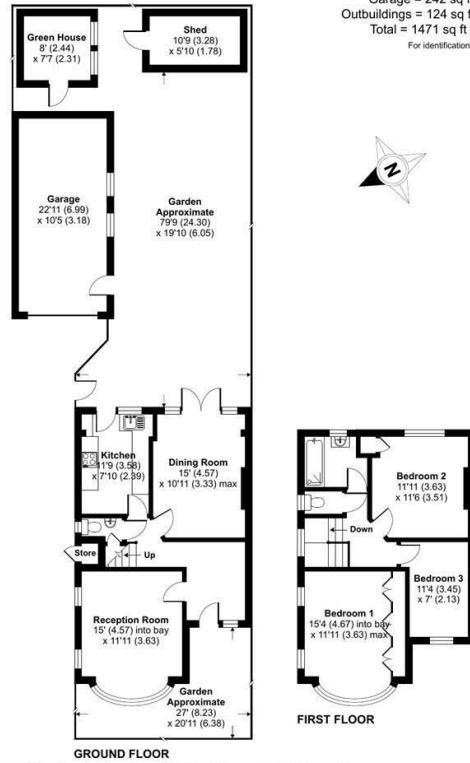
Please contact the sellers sole agent for further information or to arrange a viewing.





Ventnor Drive, London, N20

Approximate Area = 1105 sq ft / 102.7 sq m (excludes store)
 Garage = 242 sq ft / 22.5 sq m
 Outbuildings = 124 sq ft / 11.5 sq m
 Total = 1471 sq ft / 136.7 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2023. Produced for Real Estates - REF: 1020982

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		79
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		46
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

EU Directive



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