



Ventnor Drive, Totteridge, N20 8BS

Price Guide £1,179,500 Freehold Council Tax Band G

REAL ESTATES
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EW FOR 2024 - Real Estates are delighted to bring to the market this outstanding 4 BEDROOM 2 BATHROOM (1 EN SUITE) SEMI-DETACHED FAMILY HOME situated in one of Totteridge's most desirable streets.

Benefitting from approximately a 90ft EAST FACING REAR GARDEN, this property comprises kitchen/breakfast room, 2 reception rooms and a playroom, utility room and guest cloakroom to the ground floor. The 1st floor provides 4 good sized double bedrooms and 2 bathrooms (1 en suite). The property also benefits from further potential to extend to the rear or into the loft (stpp).

At the front of the house, there is a private driveway for 2 cars. Ventnor Drive provides easy access to Totteridge & Whetstone Northern Line as well as the local shops and cafes on Whetstone High Street.

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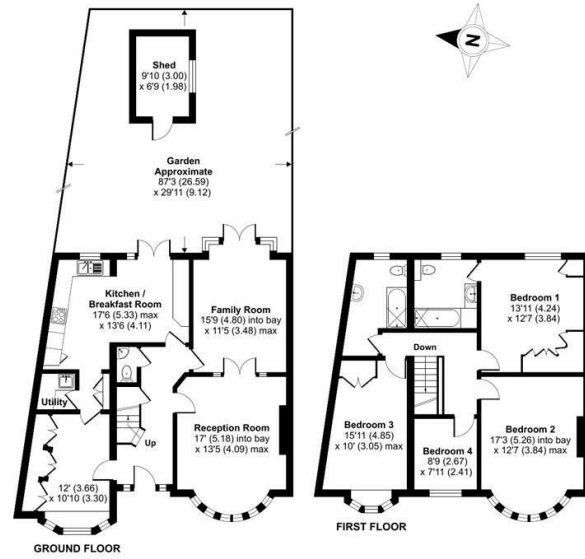
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Ventnor Drive, London, N20
 Approximate Area = 1861 sq ft / 172.8 sq m (includes garage)
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		83
B	81-91		
C	69-80	70	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchecom 2022. Produced for Real Estates - REF: 850999



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