



Greenway Close, Totteridge, N20 8ES

Price Guide £1,050,000 Freehold

Council Tax Band G

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings



A fantastic opportunity to purchase this 3 bedroom detached house situated in a highly sought after residential cul-de-sac, and due to its position in the road, is not overlooked from the rear or front.

The property offers fantastic potential to extend further (stpp) giving the discerning purchaser a superb opportunity to create a bespoke home in a sought after location. Whilst the property does require updating, it benefits from a recently fitted valiant boiler, double glazing throughout and 85 ft well maintained garden.

The ground floor comprises guest cloakroom, through reception/dining room and separate kitchen. To the 1st floor there are 2 larger bedrooms, a 3rd bedroom and family bathroom. Externally the property also has a driveway, and lawned area with flower borders.

Ideally located within walking distance to Totteridge and Whetstone Underground station (Northern Line), South Herts Golf Club, Totteridge Tennis Club, Totteridge Millhillians Cricket Club, open spaces, excellent local schooling and Whetstone High Road's eclectic mix of boutiques, shops, restaurants and cafes.

Early viewing recommended via the sellers sole agent.









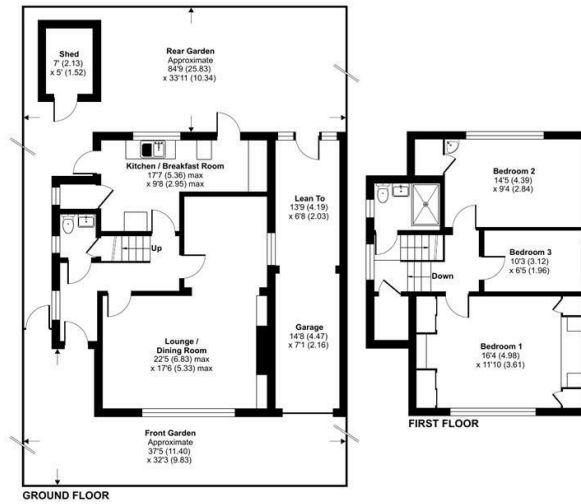
# Greenway Close, London, N20

Approximate Area = 1150 sq ft / 106.8 sq m (excludes lean to)  
 Garage = 98 sq ft / 9.1 sq m  
 Outbuilding = 35 sq ft / 3.2 sq m  
 Total = 1283 sq ft / 119.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		67
Some energy efficiency - lower running costs	D	48	
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



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchcom 2024. Produced for Real Estates. REF: 1173408



Real Estates Totteridge Office:  
 32 Totteridge Lane  
 Totteridge N20 9QJ

ll : 0208 445 3132  
 e : info@realestates-wsp.co.uk  
 w : www.realestates-wsp.co.uk