



Oak Tree Drive, Totteridge, N20 8QJ

Price Guide £1,199,995 Freehold Council Tax Band G

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Real Estates are delighted to offer for sale this beautifully refurbished and well-presented 3/4 bedroom semi-detached home, ideally situated in a sought-after cul-de-sac. Located just a short walk from Totteridge Tennis Club, Totteridge & Whetstone Northern Line tube station, and the array of shops, boutiques, and restaurants along Whetstone High Road, the property benefits from both convenience and a desirable residential setting.

The ground floor features a modern fitted kitchen seamlessly open to a bright breakfast and reception area, creating an ideal space for contemporary living and entertaining. The front reception room is currently being used as a bedroom. Additionally, there is a study/further room currently set up as a nursery, a separate utility room, study and family bathroom.

On the first floor, there are three bedrooms and two bathrooms, one of which is en suite to what would be the principal bedroom. The property also offers further potential to convert the loft, with plans available upon request.

Externally, the home boasts a south-west facing garden, providing a sun-filled outdoor space, along with the benefit of off-street parking.

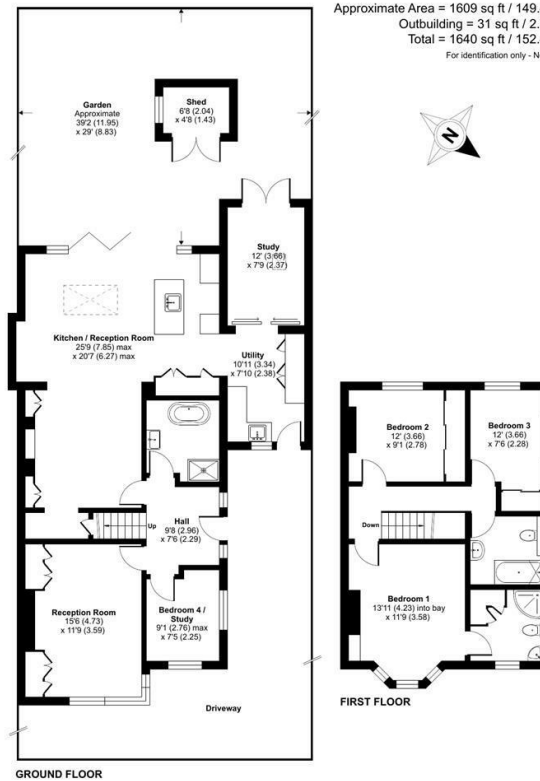
This is a wonderful opportunity to acquire a well presented family home in a prime location, and early viewing is highly recommended to avoid disappointment. Sole Agent.





Oak Tree Drive, London, N20

Approximate Area = 1609 sq ft / 149.4 sq m
 Outbuilding = 31 sq ft / 2.8 sq m
 Total = 1640 sq ft / 152.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1319472

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		79
B (81-90)		
C (69-80)	68	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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