



Badgers Croft, Totteridge, N20 8AH
£1,495,000 Freehold Council Tax Band G

Real Estates are delighted to offer for sale this rarely available 2/3 bedroom DETACHED BUNGALOW situated in the heart of Totteridge Village.

The property measures just under 2000 sq ft including a double garage with outdoor kitchen. The fantastic accommodation comprises larger than average reception room, separate kitchen, utility room, conservatory, guest cloakroom, office, master suite, bedroom 2 and tv room which can be reinstated as bedroom 3. Benefits also include gardens to both sides of the property and a driveway providing parking for several cars.

Totteridge Village is a popular and highly regarded area. The historical Orange Tree public house is within walking distance whilst the shops and restaurants of Whetstone and Brent Cross are just a short drive away. There is easy access to central London and the City from Totteridge & Whetstone underground station (Northern Line) and Oakleigh Park mainline station. The M25, M1 and A1 (M) provide links to all major motorways and all London airports.

Please contact our Totteridge office for further information or to arrange a viewing. Sole Agent.





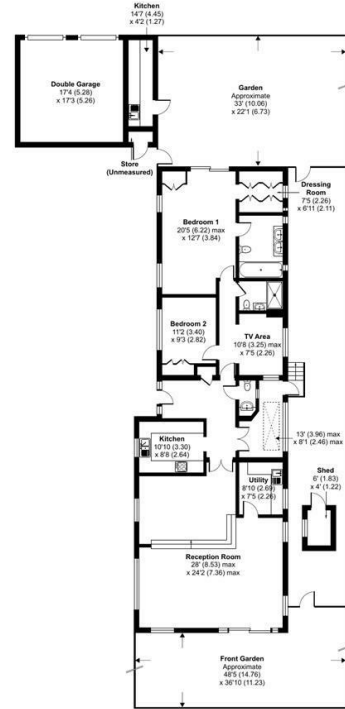
Badgers Croft, Totteridge, N20

Approximate Area = 1998 sq ft / 185.6 sq m (includes garage & excludes store)

Outbuildings = 85 sq ft / 7.9 sq m

Total = 2083 sq ft / 193.5 sq m

For identification only - Not to scale

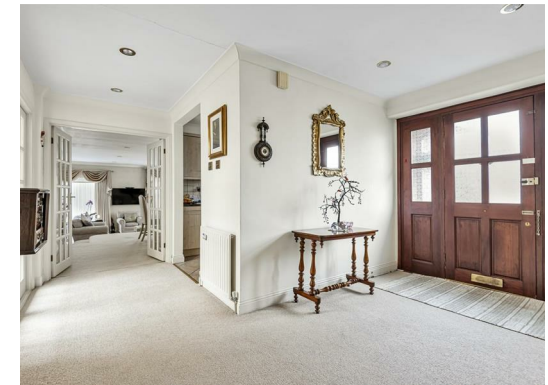


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Real Estates. REF: 803540

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		53
E		
F		
G		
Not energy efficient - higher running costs		



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