



West Hill Way, Totteridge, N20 8QS
Asking Price £1,250,000 Freehold

Council Tax Band G

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Real Estates are delighted to offer for sale this rarely available 4 bedroom detached property, situated in a sought after turning off Totteridge Lane, close to Totteridge & Whetstone Northern Line tube station, multiple shops at the High Road and leisure facilities including South Herts Golf Club and Totteridge Tennis Club, as well as many highly regarded local schools.

The property is well maintained throughout and comprises 2 reception rooms, fitted kitchen with breakfast area, guest cloakroom, 4 bedrooms, family bathroom, garage via own driveway and rear garden extending to approx 60 ft.

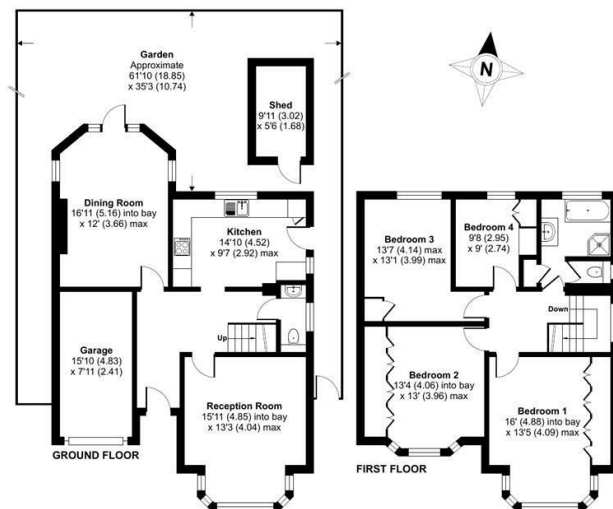
This property has further potential to extend to the rear and loft, (STPP).

Early viewing is highly recommended via our Totteridge office. Sole agent.



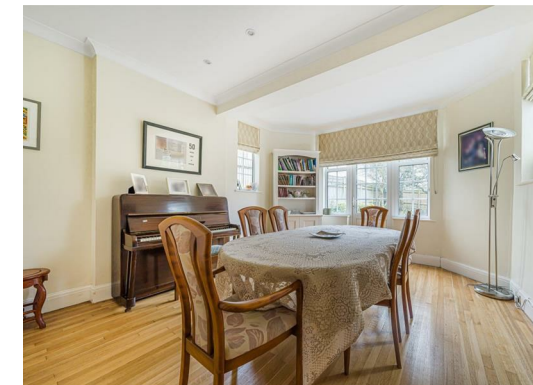


West Hill Way, Totteridge, N20 Approximate Area = 1601 sq ft / 148.7 sq m (includes garage) For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2023.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		82	58
		EU Directive	



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