



Longland Drive, Totteridge, N20 8HL
Asking Price £1,195,000 Freehold Council Tax Band F

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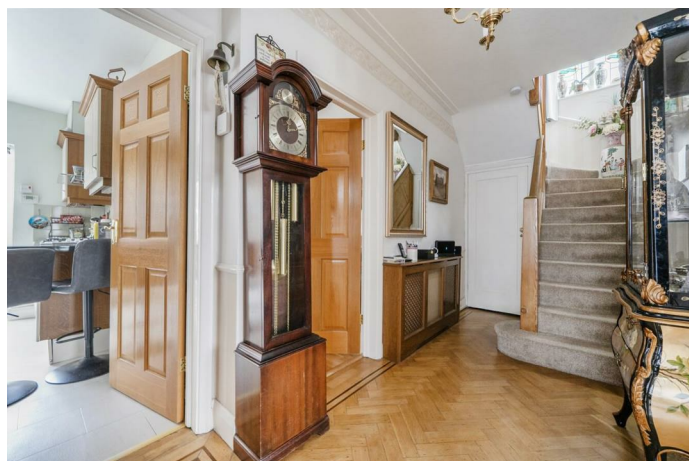
A fantastic opportunity to acquire this spacious three-bedroom detached family home, ideally located within easy reach of Totteridge & Whetstone and also Woodside Park Northern Line tube stations, providing direct access to central London. There is an excellent selection of shops (including M&S Food and Waitrose), along with cafés, and restaurants in nearby Whetstone High Road. Even more locally, smaller shops are located along Totteridge Lane.

The property is situated in Totteridge, which itself is an affluent, leafy residential area retaining a rural character with scenic greenbelt fields, including Dollis Brook which can be reached just a few minutes walk from the house.

It offers superb scope for further extension and development, subject to the necessary planning permissions (STPP), making it an ideal long-term family home. Key features include a stunning 94ft south-facing rear garden with a large patio overlooked by the attractive conservatory. There are other original features, giving the house character, along with a downstairs cloakroom. It has a private driveway providing off-street parking for 3 vehicles, and a separate annexe offering flexible accommodation or home office potential, with its own shower and toilet facilities. The garden also houses 2 large storage sheds.

The home is also conveniently situated close to the highly regarded St Andrew's and Woodridge Primary Schools, along with a secondary boys school only a short walk away, making it an excellent choice for families. There is also a 'hail and ride' single decker bus service (326) operating in the road, which connects Barnet to Brent Cross.

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

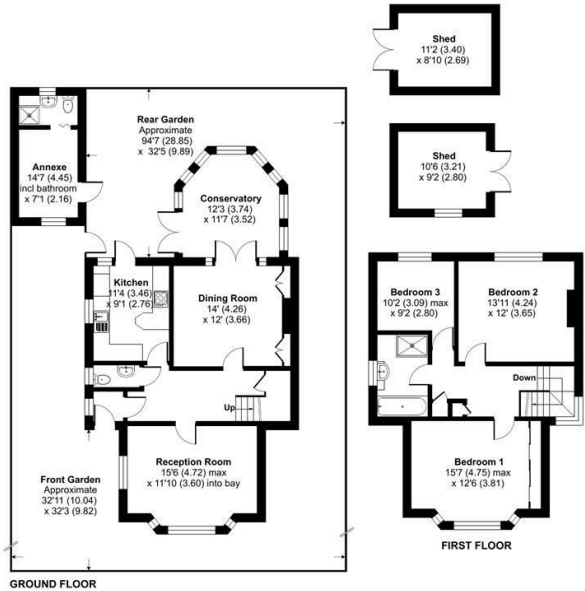






Longland Drive, London, N20

Approximate Area = 1379 sq ft / 128.1 sq m
Annexe = 97 sq ft / 9 sq m
Outbuildings = 201 sq ft / 18.7 sq m
Total = 1677 sq ft / 155.7 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: 1457570

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		73
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		48
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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