



Ventnor Drive, Totteridge, N20 8BP
Price Guide £1,250,000 Freehold Council Tax Band G

REAL ESTATES
Est. 1981

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* CHAIN FREE * Real Estates are delighted to bring to the market this 4 BEDROOM DOUBLE FRONTED family home set on a prime residential street in Totteridge.

The ground floor accommodation comprises two reception rooms, with the one at the back of the house leading onto a conservatory. Additionally, there is a large kitchen diner, separate study and downstairs bathroom.

The first floor provides all four bedrooms, one with an en-suite, plus the main bathroom. Externally, there is a private driveway for multiple cars and a mature 90 ft garden.

Further extensions at the rear and into the loft are possible (STPP).

Ventnor Drive is a quiet location within easy reach of both Woodside Park or Totteridge & Whetstone Northern Line Stations, as well as local shops, schools and parkland.

SOLE AGENT





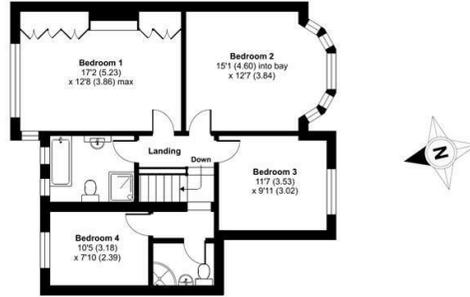
Ventnor Drive, London, N20

Approximate Area = 1981 sq ft / 184 sq m

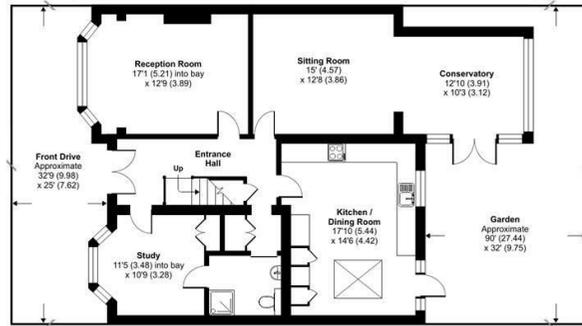
For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | 91 |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | 75 | |
| Some energy efficiency - lower running costs | D | | |
| 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



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2025. Produced for Real Estates. REF: 1264905



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