



Ventnor Drive
Totteridge, N20 8BS

Asking Price £1,125,000



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**** UNIQUE OPPORTUNITY in DESIRABLE LOCATION ****

SEMI-DETACHED FAMILY HOME in tree lined residential road close to LOCAL SHOPPING FACILITIES and TOTTERIDGE & WHETSTONE UNDERGROUND STATION. The accommodation offers an attractive hallway, TWO SPACIOUS RECEPTION ROOMS, downstairs WC, kitchen overlooking SOUTHERLY ASPECT PRIVATE GARDEN, THREE LARGE BEDROOMS and a family bathroom. The property also benefits from a GARAGE, OFF-STREET PARKING and MUCH SCOPE FOR IMPROVEMENT (stpp).



EPC : E

GROUND FLOOR

Porch

Hall

6'11 x 16'9 (2.11m x 5.11m)

Living Room

13'1 x 17'6 (3.99m x 5.33m)

Dining Room

13'1 x 14'9 (3.99m x 4.50m)

Kitchen

11'2 x 10'10 (3.40m x 3.30m)

Downstairs WC

2'10 x 3'4 (0.86m x 1.02m)





Lean-To
2'10 x 4'2 (0.86m x 1.27m)

Boiler Room
2'10 x 2'4 (0.86m x 0.71m)

Garage
8'2 x 16'5 (2.49m x 5.00m)

FIRST FLOOR

Landing
7'3 x 10'5 (2.21m x 3.18m)

Bedroom 1
12'10 x 17'4 (3.91m x 5.28m)

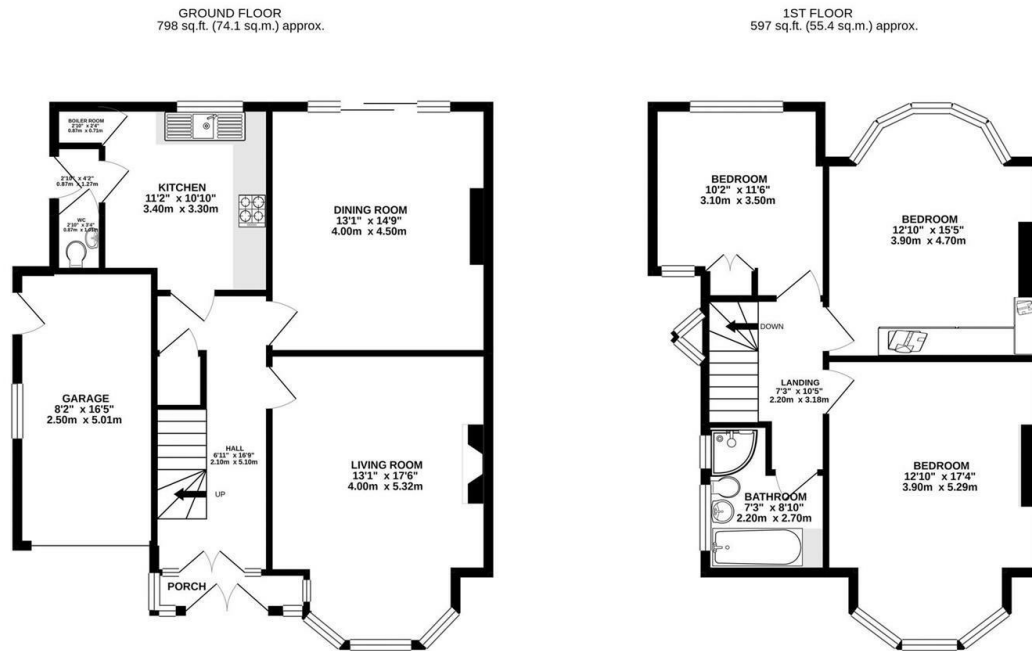
Bedroom 2
12'10 x 15'5 (3.91m x 4.70m)

Bedroom 3
10'2 x 11'6 (3.10m x 3.51m)

Family Bathroom
7'3 x 8'10 (2.21m x 2.69m)



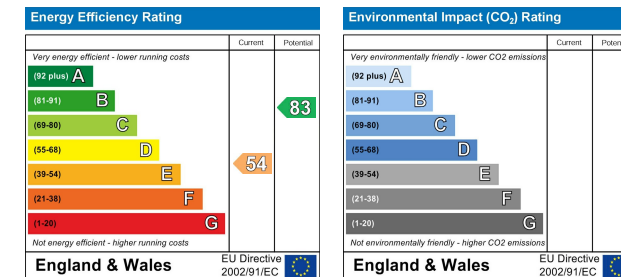
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

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