



Totteridge Lane
Totteridge, London, N20 8JG
Price Guide £1,250,000



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* REFURBISHMENT OPPORTUNITY * A FOUR BEDROOM DETACHED FAMILY HOME occupying a LARGE, MATURE PLOT within the HIGHLY DESIRABLE TOTTERIDGE area. The property offers well planned, traditional accommodation with EXCELLENT SCOPE FOR EXTENSION (subject to planning permission). The accommodation benefits from some ORIGINAL CHARACTER FEATURES, TWO SEPARATE RECEPTION ROOMS, a SPACIOUS KITCHEN, four good size bedrooms and a family bathroom. Externally, there is a 110' REAR GARDEN, a GARAGE and a DRIVEWAY providing OFF-STREET-PARKING. The location is IDEAL FOR COMMUTERS as the NORTHERN LINE UNDERGROUND STATION is within a quarter of a mile. There are also multiple shopping facilities nearby and South Herts GOLF CLUB is within close proximity.

EPC: F

GROUND FLOOR

ENTRANCE HALL





RECEPTION ROOM

14'6 (max) x 13'10 (max) (4.42m (max) x 4.22m (max))

KITCHEN

13'6 x 12'1 (4.11m x 3.68m)

LOUNGE

14'5 (max) x 13'9 (max) (4.39m (max) x 4.19m (max))



GUEST CLOAKROOM

GARAGE

15'10 x 8'1 (4.83m x 2.46m)

GARDEN

111'6 x 38'2 (approx) (33.99m x 11.63m (approx))

FIRST FLOOR

LANDING

BEDROOM 1

14'5 (max) x 13'11 (max) (4.39m (max) x 4.24m (max))

BEDROOM 2

13'11 x 11'11 (4.24m x 3.63m)

BEDROOM 3

13'11 x 8'2 (max) (4.24m x 2.49m (max))

BEDROOM 4

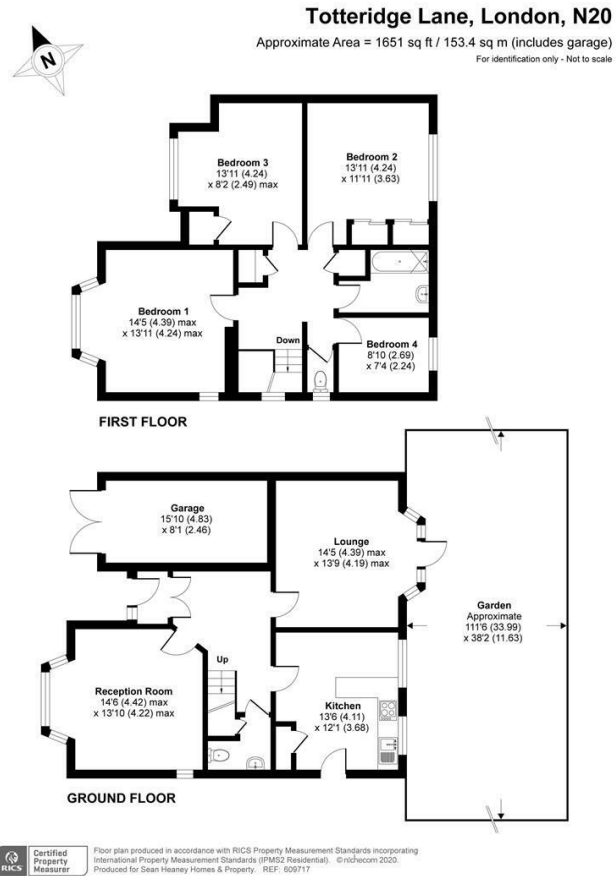
8'10 x 7'4 (2.69m x 2.24m)

FAMILY BATHROOM

SEPARATE WC



Floor Plan

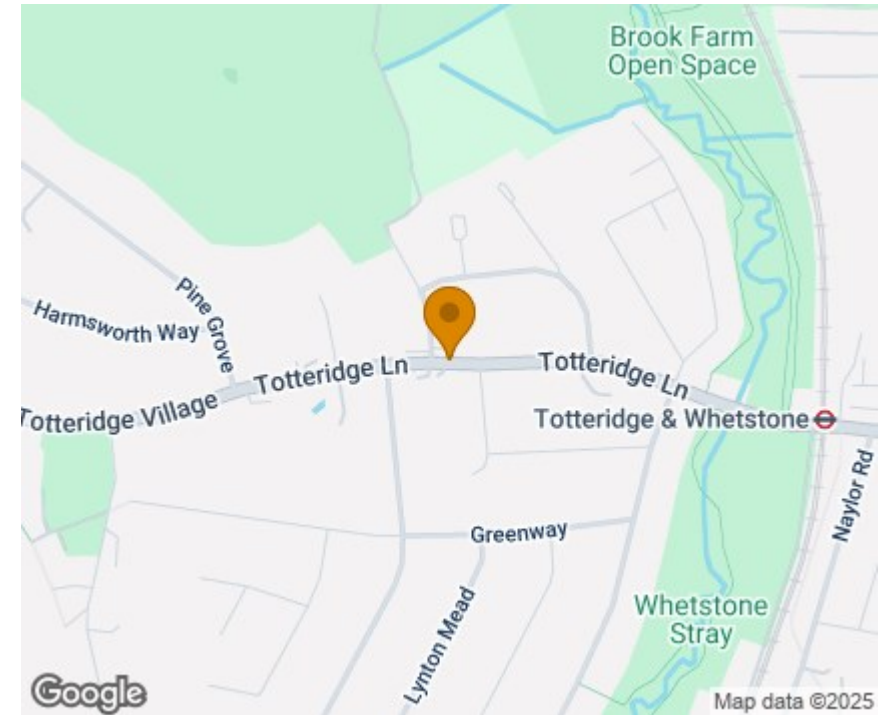


Viewing

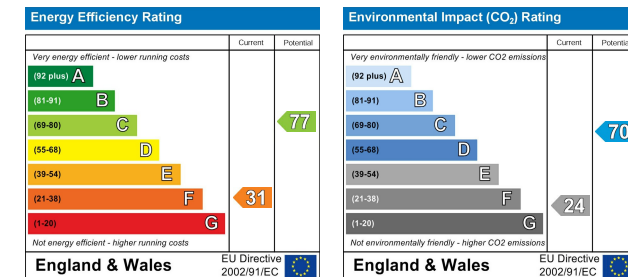
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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Area Map



Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk