



LAUREL WAY, TOTTERIDGE, LONDON, N20
£1,050,000 FREEHOLD

**A WELL-PRESENTED EXTENDED SEMI-
DETACHED FAMILY HOME SET IN A MUCH
SOUGHT-AFTER TOTTERIDGE LOCATION**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

Set on a prime turning in the heart of Totteridge, we are pleased to offer this well-presented semi-detached family home, located only a moments' walk to the tranquil Totteridge Green with Laurel Farm Pond, Totteridge Cricket Club, the historical Orange Tree Public House and The Darlands Nature Reserve, which is an oasis for wild life. Further, Totteridge & Whetstone underground station and Good Ofsted Rated St. Andrew's and Woodridge Primary Schools are all within walking distance. The property comprises of a large through-lounge, extended kitchen/dining room, downstairs shower room, three bedrooms, family bathroom, separate wc, a covered patio area and mature garden, off street parking and garage. There is also the opportunity to extend further (stpp). An internal viewing is highly recommended!

COUNCIL TAX: Band F

AT A GLANCE

- Set in a prime location
- Semi-detached family home
- Through-lounge
- Extended Kitchen/Dining room
- Three bedrooms
- Off street parking
- Garage
- Easy access to local transport links & Green space





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Approx. Gross Internal Floor Area 1600 sq. ft / 148.71 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1450 sq. ft / 134.75 sq. m (Excluding Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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