

Priory Close
Totteridge, London, N20 8BB
Offers in excess of £1,600,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 2 | Receptions 3





16 Priory Close
Totteridge, London
N20 8BB



Surrounded by mature landscaped front and rear gardens is this tranquil family house. The house has been lovingly cared for by its current owners and is ideal for a growing family.

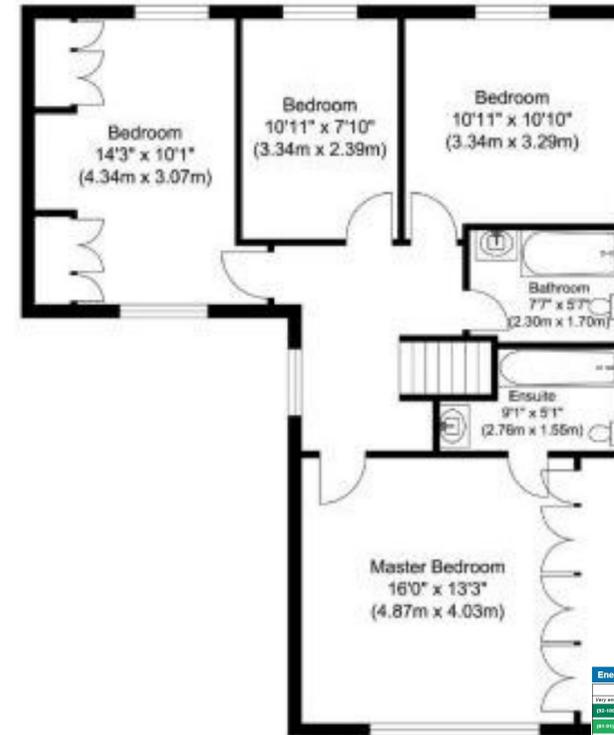
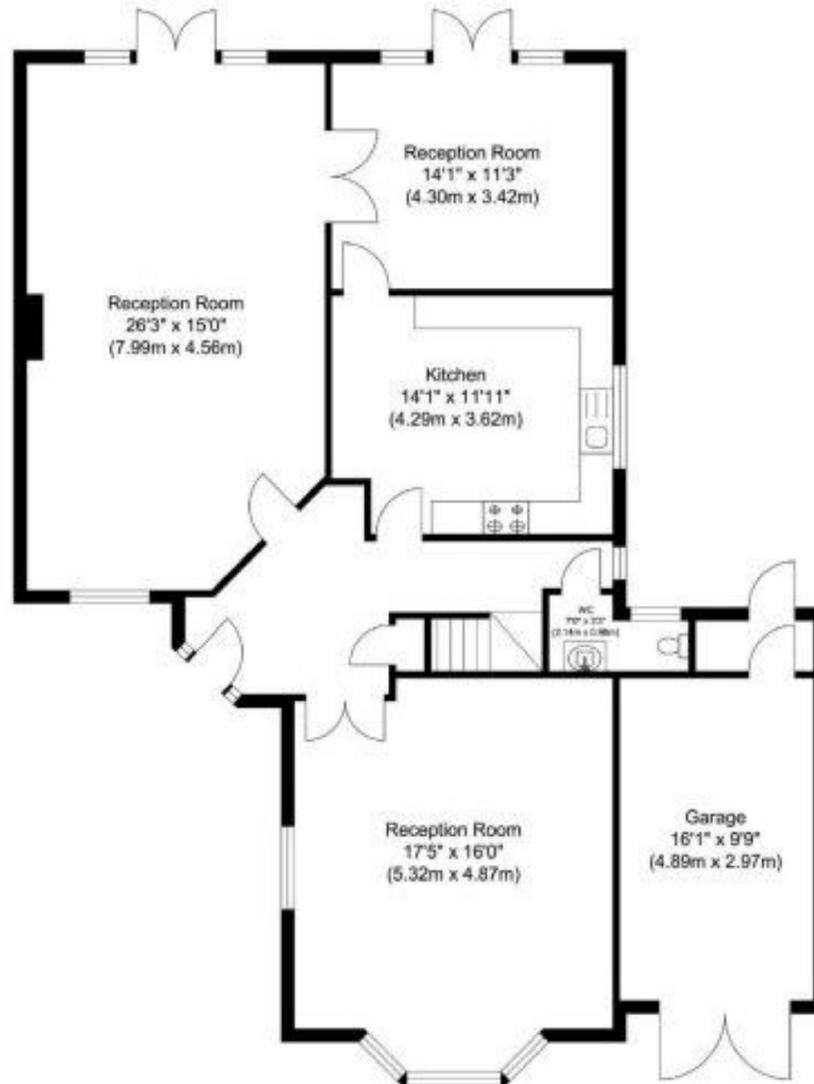
On entering the property, you will find the formal lounge which is dual aspect with double doors leading to the garden and another set of double doors leading to the formal dining room. The dining room also has double doors leading to the garden and also back in to the kitchen/breakfast room. The second reception room is currently set up as the snooker room and the property also benefits from a downstairs guest cloakroom and a single garage.

On the first floor, the Master Bedroom has fully lined and backed fitted wardrobes an En-Suite bathroom comprising a bath, wash hand basin, toilet and a separate shower cubicle. There are two further double bedrooms and a single bedroom/study as well as the family bathroom. The property has a driveway as well a mature garden to both the front and rear.

Priory Close is situated in a popular residential cul-de-sac with access to the open spaces of Totteridge Green and Common and local amenities at Whetstone.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	45	79	36

England & Wales EU Directive 2002/91/EC

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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