

Hayward Road  
Totteridge, London, N20 0HA  
£750,000 Freehold

**STATONS**

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Bedrooms 3 | Bathrooms 1 | Receptions 1







31 Hayward Road  
Totteridge, London  
N20 0HA



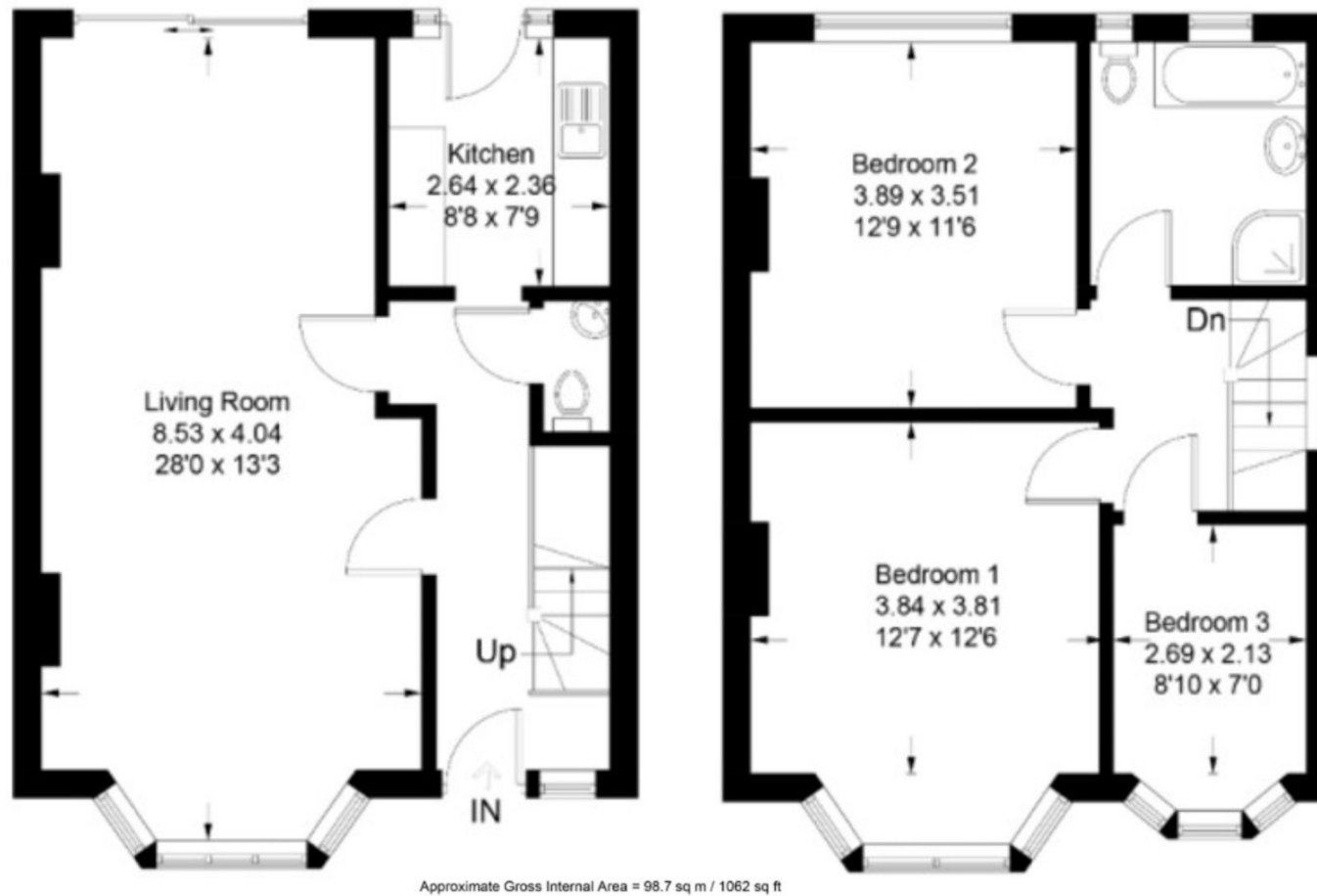
We are pleased to present to the market this wonderful three bedroom house in a superb location. This fine home benefits from three good sized bedrooms and a family bathroom on the first floor. On the ground floor is a through lounge, modern fitted kitchen, guest cloakroom and spacious entrance hall.

To the front of the property is a paved front garden allowing off street parking for 1 vehicle. To the rear is a good sized garden of approximately 90ft. There is also scope to extend the property subject to the usual consents.

The property is located within close proximity to all local amenities including Woodside Park station (Northern line) and Totteridge & Whetstone underground station (Northern Line) as well as Whetstone High Road with a wide selection of shops and restaurants.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 84 (Current), 58 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: 81 (Current), 50 (Potential)

## Features Include

- Semi Detached
- 90ft Rear Garden
- Potential to Extend STPP
- OSP
- Close to all Amenities and Transport Links

### 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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### RADLETT

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### NEW HOMES SHOWCASE

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### HADLEY WOOD

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### TOTTERIDGE

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### BROOKMANS PARK

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