

Totteridge Village
Totteridge, London, N20 8AG
Price £825,000 Freehold

STATONS

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Bedrooms 2 | Bathrooms 2 | Receptions 2





53 Totteridge Village
Totteridge, London
N20 8AG



A beautifully presented semi-detached period cottage situated in the sought after location of Totteridge Village.

The cottage is set back from the road and enjoys a deep, picturesque frontage. On entering the hall, to the right is a cosy living room with fully functional gas fireplace. To the left is a corridor leading to the 2nd bedroom and shower room, with views onto the walled, sunny garden. The dining room and kitchen/breakfast room is located to the rear of the property, with patio doors leading directly out onto the sunny terrace and immaculate walled garden.

The first floor consists of a double bedroom with fire place and the dressing room is accessible via a spiral staircase. Next door is a spacious family bathroom.

All the rooms at the rear of the property have beautiful views over the well-manicured south facing garden with a variety of mature trees, shrubs and garden house, which can be used as an office or studio. Beyond the garden is a parking space which is accessed via Wykeham Rise.

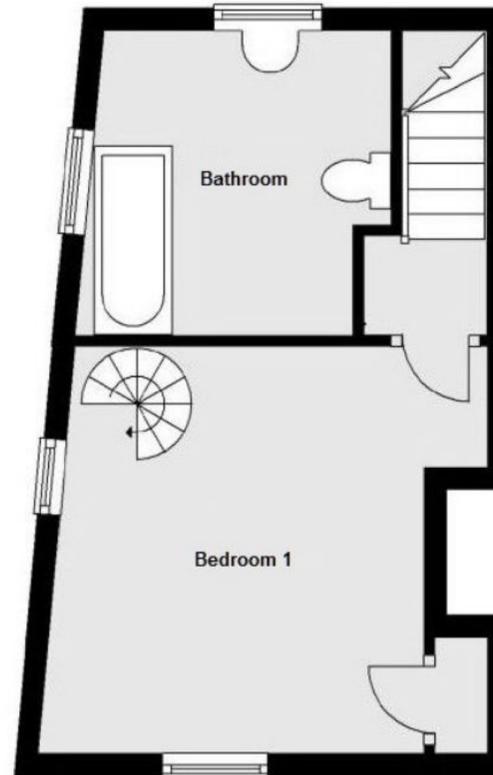
The property is ideally located close to the open spaces of Totteridge Green and Common, local schooling and the shops and restaurants of Whetstone High Road and Totteridge & Whetstone Underground Station (Northern Line).



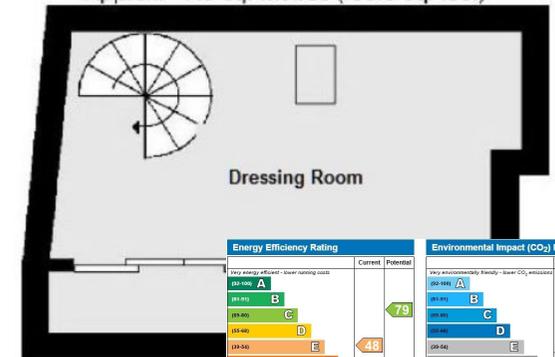
Ground Floor
Approx. 55.3 sq. metres (595.4 sq. feet)



First Floor
Approx. 22.4 sq. metres (241.6 sq. feet)



Second Floor
Approx. 7.8 sq. metres (83.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A	79	A	74
B		B	
C		C	
D		D	
E	48	E	40
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Features Include

- Period Cottage
- Semi Detached
- Well Manicured Garden
- Summer House
- 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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