

Avalon, Totteridge Lane  
Totteridge, London, N20 8QQ  
£950,000 Freehold

**STATONS**

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Bedrooms 4 | Bathrooms 3 | Receptions 2





Avalon, 88 Totteridge Lane  
Totteridge, London  
N20 8QQ



A delightful and beautifully modernised four bedroom extended semi-detached family home located in a prime and convenient location of Totteridge, N20.

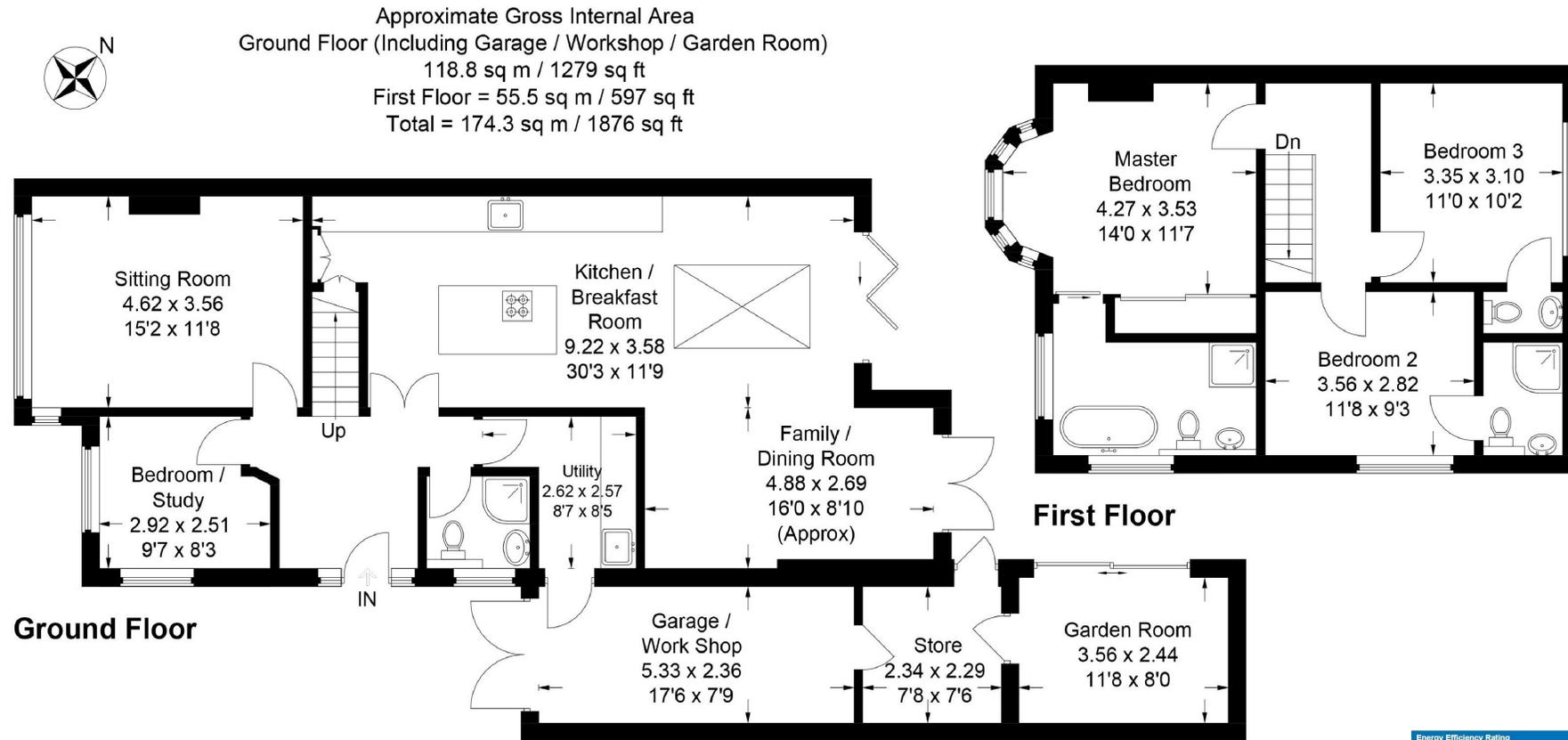
The ground floor accommodation benefits from a characterful entrance hallway complete with original doors, ironmongery and flooring which leads to: a bright sitting room with remote control gas fireplace, a study / bedroom four, a super-room incorporating a contemporary fitted kitchen with beautiful granite worktops, high gloss wall and base storage units, glass splashbacks and porcelain flooring with underfloor heating which flows into a generous lounge and dining area which provides lovely views over the peaceful garden. There is also a downstairs shower room and a utility room which in turn leads to the garage / workshop, a storage room with access to the rear garden and a garden room with sliding doors to the patio.

The first floor accommodation comprises a master bedroom with an attractive porcelain tiled four piece en-suite bathroom complete with a freestanding claw-foot bath, bedroom two also benefits from a modern en-suite shower room and bedroom three with en-suite toilet facilities. The delightful and private rear garden provides a paved patio area ideal for al-fresco dining and features a wide variety of plants and shrubs to the fenced borders of the neighbouring gardens as well as access to the garden room and separate storage room.

To the front of the property you will find a natural stone paved driveway providing off street for several vehicles which leads to the side entrance of the property and a single brick built garage with timber double doors.

This lovely home is ideal for all members of the family and is perfectly positioned for the local shops and eateries of Whetstone High Road (approx. 0.4 miles), Totteridge & Whetstone tube station is within immediate walking distance (approx. 0.1miles away) and local primary schools such as St Johns and St Andrews C of E primary schools are approximately 0.7 miles away.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A			A	84	80
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			England & Wales		

## Features Include

- Semi detached
- Beautifully presented throughout
- Private garden
- Off street parking for several cars
- Garage

### 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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