



Laurel Cottage, Totteridge Village  
Totteridge, N20

# Laurel Cottage

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A delightful, Grade II listed semi detached cottage in an idyllic village location.

This rarely available cottage is situated in the heart of Totteridge Village, retains many character period features and sits in delightful south facing gardens.

There is a deep path that leads to the cottage where the entrance door opens onto a hallway which leads to the lounge, fitted kitchen, shower room and second bedroom.

To the first floor there is a principal bedroom and a bathroom.

Externally there is a large deep garden to the front and a good size south facing rear garden.

LOCAL AUTHORITY: Barnet  
BAND: D  
TENURE: Freehold

















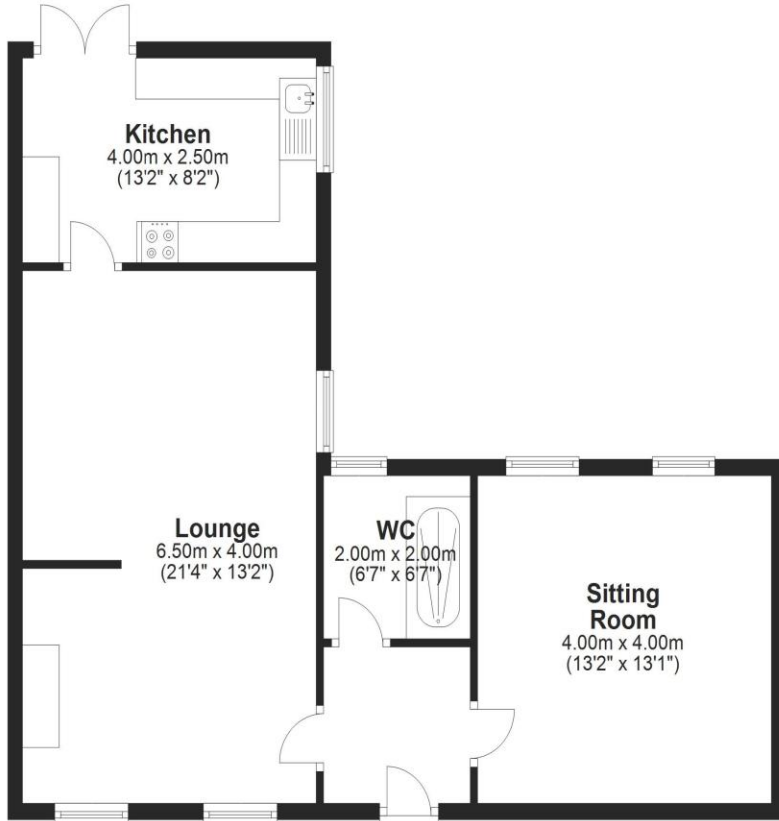




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## Ground Floor

Approx. 61.2 sq. metres (658.6 sq. feet)



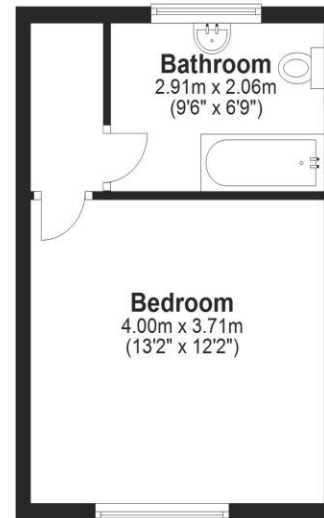
Total area: approx. 84.6 sq. metres (911.1 sq. feet)

Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

## 55 Totteridge Village

## First Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

