

Longland Drive
London, N20 8HG
Asking price £1,195,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 2 | Receptions 2





27 Longland Drive
London,
N20 8HG



Located in the heart of Totteridge and within walking distance to Totteridge & Whetstone tube station is this four bedroom semi detached family home with potential to extend (stpp).

Upon entry to the property you are greeted by lovely high ceilings throughout and downstairs comprises of a separate front reception room with bay window, dining room with access to the garden, bright and airy kitchen with a range of wall and base units, an additional reception room/office space and a w/c.

To the first floor the spacious master bedroom with bay window offers built in wardrobes and an en suite, there is a further double bedroom over looking the rear garden with an abundance of built in wardrobes, and two further bedrooms along with a family bathroom.

The property is approached via a paved driveway with off street parking for three cars. To the rear there are fantastic tree lined views and the garden offers a large patio ideal for outside entertaining. The house also has access to fast broadband via BT or Virgin as well as a recently fitted mega flow system.

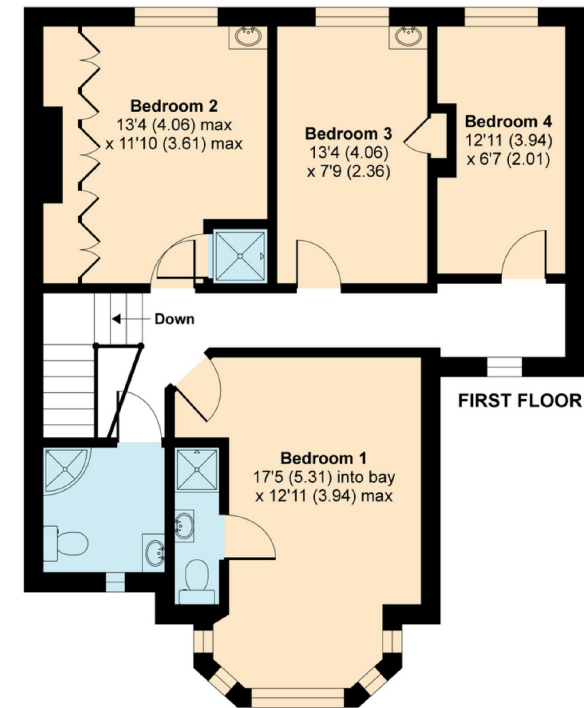
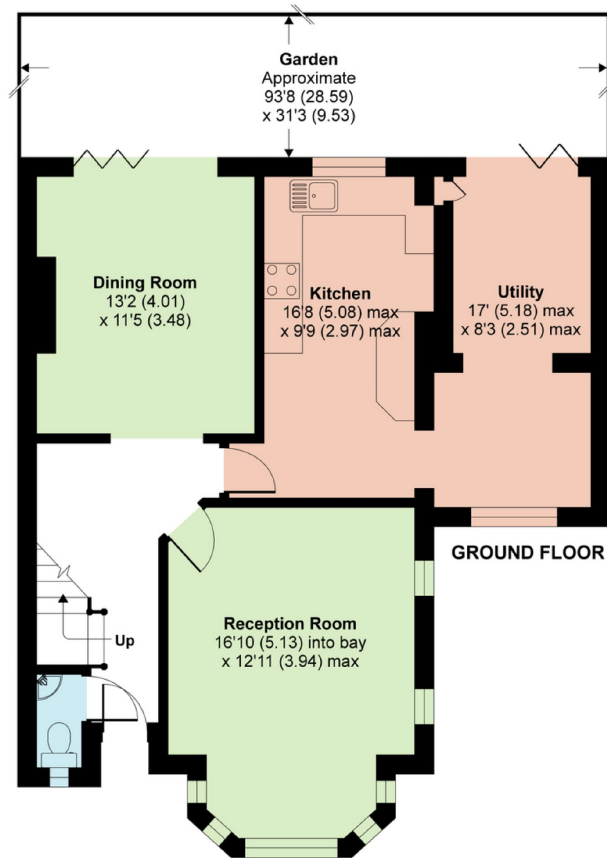
Longland Drive is a highly sought after address, situated close to local shops, bus services, Totteridge & Whetstone Northern Line underground station and within easy access to fantastic local schooling as well as Brook Farm open space.



Longland Drive, London, N20

Approximate Area = 1520 sq ft / 141.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2021. Produced for Statons. REF: 726258

Energy Efficiency Rating		
100% energy efficient - lower running costs	Current	Potential
A (92-100%)		81
B (81-91%)		
C (69-80%)		
D (55-68%)		
E (39-54%)		
F (22-38%)		
G (1-21%)		
Not energy efficient - higher running costs		
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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