



Southway

Totteridge, London N20

Southway, Totteridge, London N20 8DD



A beautifully presented extended Georgian style 5-bedroom semi-detached residence.

Southway is a highly sought after turning, within easy access of Totteridge Green and The Darland's Nature Reserve, an oasis for wild life and surrounding public access to farmland and woodland. The Orange Tree public house is nearby as are the shops and restaurants on Whetstone High Road. There is easy access to central London and the City from Totteridge & Whetstone underground station (Northern Line) and Oakleigh Park mainline station. The M25, M1 and A1 (M) provide links to all major motorways and all London airports

You enter onto an entrance hall with guest cloakroom, through to a beautiful reception room and an open plan kitchen and separate utility. The house is flooded with natural light and wooden floors throughout which creates a perfect ambience for a family home.

On the first floor you have three bedrooms and a family bathroom. The principal bedroom benefits from a lovely en-suite shower room and walk in wardrobe, the top floor has two further bedrooms with a second family bathroom, offering plenty of light and space.

Externally there is a low maintenance, manicured garden with side access and off-street parking.

























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	
	69	77

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Approximate Area = 2620 sq ft / 243.4 sq m

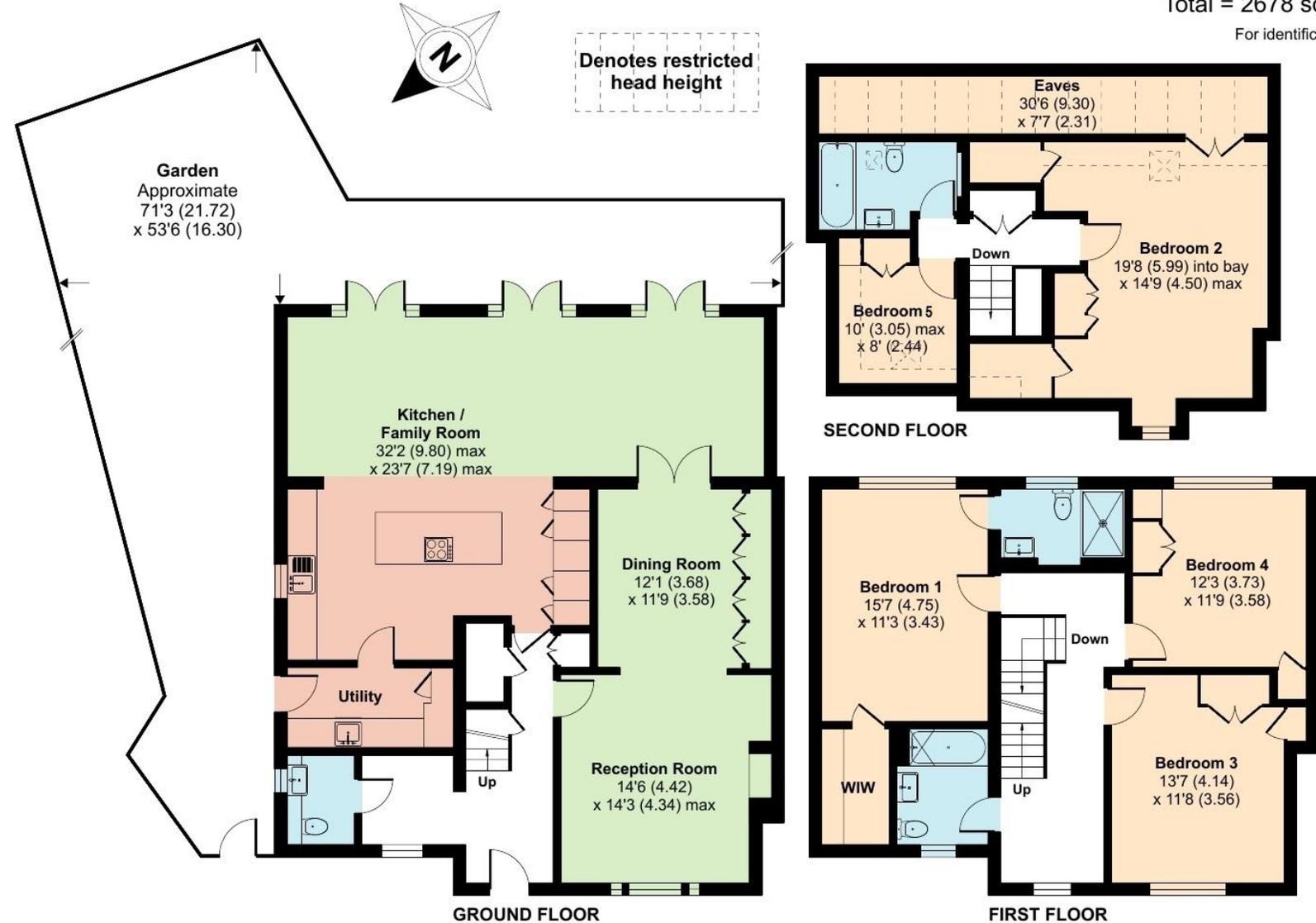
Limited Use Area(s) = 58 sq ft / 5.4 sq m

Total = 2678 sq ft / 248.8 sq m

For identification only - Not to scale

Local Authority: London Borough of Barnet
Council Tax Band: F
FREEHOLD

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent has 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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Statons. REF: 960016



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