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**Laurel Way
London**

52 Laurel Way London, N20 8HU

Located in a quiet residential location of Totteridge is this four/five-bedroom detached family home. With approximately 2300 sq. ft of living space, the property offers a large & spacious downstairs living / dining area, a separate kitchen leading to a utility room, 4 well proportioned bedrooms (1 with ensuite), a family bathroom, an additional bedroom / study & a downstairs w/c. Further benefits include a private garden, off street parking and a garage.

Laurel Way is a highly sought after cul-de-sac leading to Totteridge Green and is within close proximity of local shops, bus services, Totteridge Northern Line underground station, The Orange Tree public house and the catchment area of Woodridge Primary School.

Local Authority: Barnet

Council Tax Band: G

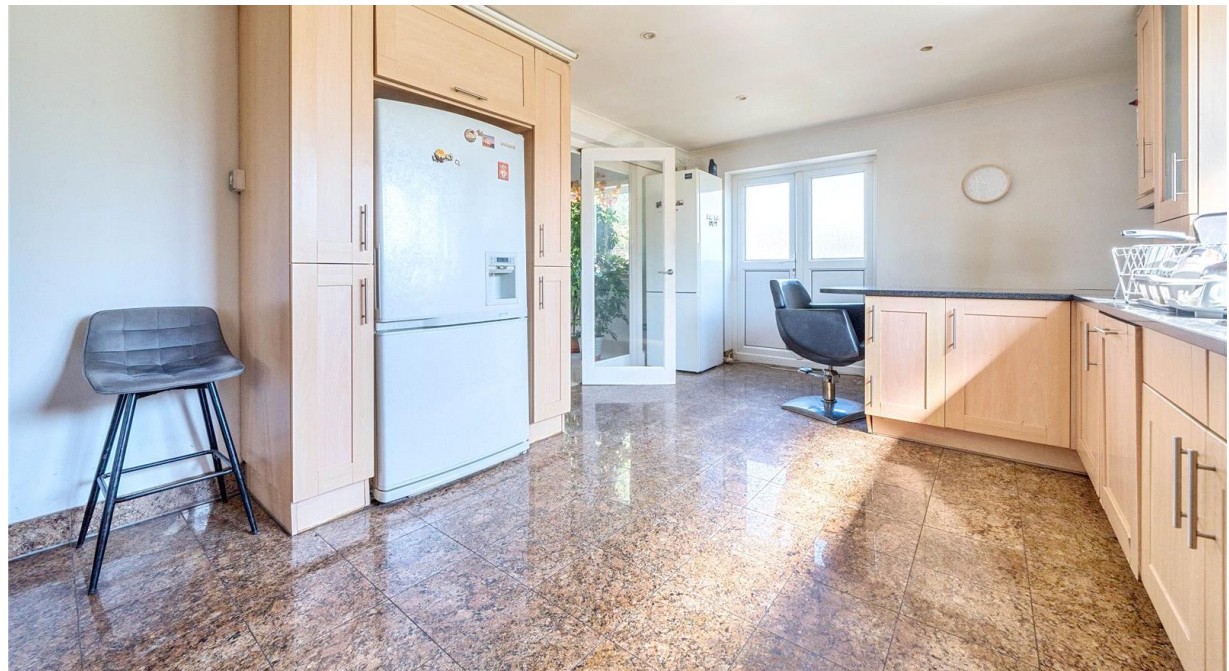
FREEHOLD















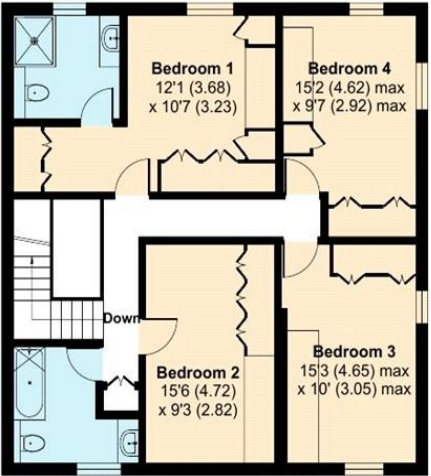
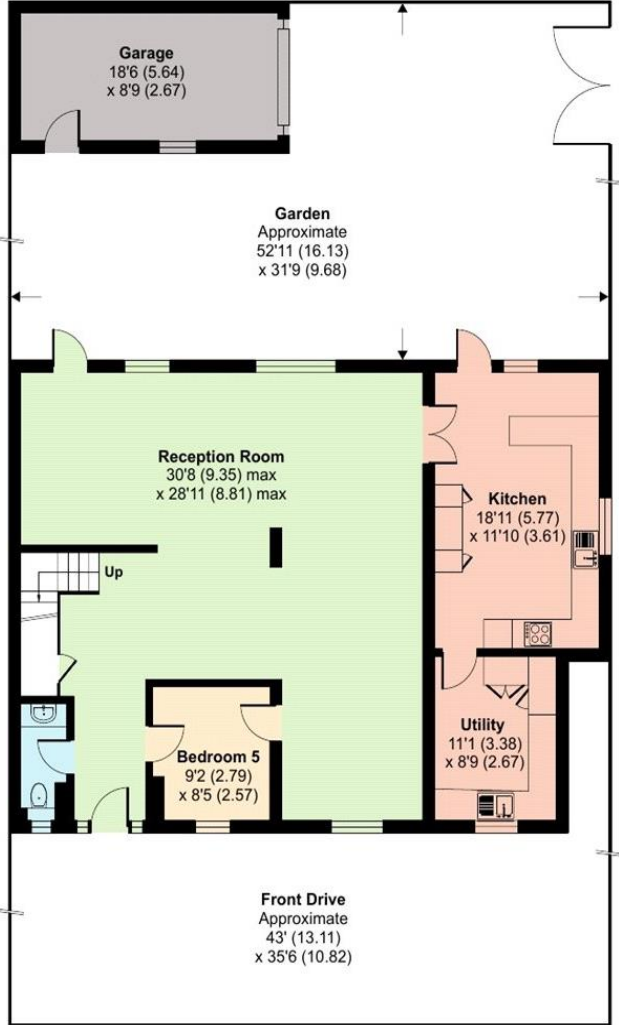





Laurel Way, London, N20

Approximate Area = 2138 sq ft / 198.6 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 2300 sq ft / 213.6 sq m
 For identification only - Not to scale

Local Authority: Barnet
 Council Tax band: G
 Tenure: Freehold



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Statons. REF: 1020423

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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