



Lynton Mead
Totteridge N20



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A three bedroom halls adjoining semi-detached home situated in a popular residential location in the heart of Totteridge.

- ❖ The ground floor comprises of a good size entrance hall, two large reception rooms, one of which provides direct access to the garden, a separate kitchen, also with access to the garden. The first floor features three spacious bedrooms, (2 doubles and 1 single, all fitted). There is also a family bathroom with a separate toilet.
- ❖ Externally the house has a delightful established garden and a detached garage.
- ❖ Furthermore, the property holds the promise of further expansion, subject to the necessary planning permissions, with the opportunity to extend into the loft area and to the rear.
- ❖ Lynton Mead is a quiet, undisturbed road. You can walk to Woodside Park underground station in approximately 15 minutes and Totteridge and Whetstone station in under 10 minutes. Whetstone High Street is a few minutes further with plenty of bars and restaurants available to choose from, as well as both Marks & Spencer and Waitrose supermarkets. If you enjoy outdoor sports, you'll be perfectly situated within walking distance to Totteridge Tennis Club, South Herts Golf Club and Totteridge Millhillians Cricket Club, in addition to miles of nature walks.





































Approximate Gross Internal Area 1139 sq ft - 105 sq m

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 575 sq ft – 53 sq m

Garage Area 147 sq ft – 14 sq m

(Excluding Garage)

EPC to Follow

Local Authority:

Barnet

Council Tax Band: F

FREEHOLD



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.



