



Greenway
Totteridge, N20

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Totteridge, London N20 8ET

Positioned on one of Totteridge's most prestigious residential roads, this detached three-bedroom family home enjoys a quiet cul-de-sac setting just moments from Totteridge Green and within easy walking distance of Totteridge & Whetstone Underground Station.

Offering tremendous potential to modernise, extend, and reconfigure (subject to the necessary planning consents), the property presents an exciting opportunity to create a substantial family home in a highly sought-after location.

The ground floor provides bright and versatile living accommodation, including a spacious entrance hall, two reception rooms, a kitchen with breakfast area, a separate utility room with internal access to the garage, and a guest WC.

The first floor comprises three well-proportioned bedrooms and two bathrooms, with the principal bedroom benefiting from an en-suite. A large loft offers further potential for conversion into an additional bedroom or living space, subject to the relevant planning approvals.

Outside, the secluded south-facing rear garden provides an excellent space for outdoor entertaining and family enjoyment, while the property also benefits from off-street parking and an attractive lawned front garden.

Ideally located close to Whetstone High Road, residents have easy access to an excellent selection of shops, cafés, restaurants, and everyday amenities. The area is also well regarded for its outstanding educational options, with highly regarded schools including The Totteridge Academy, Woodridge Primary School, and St Andrew's CofE Primary School all nearby.































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

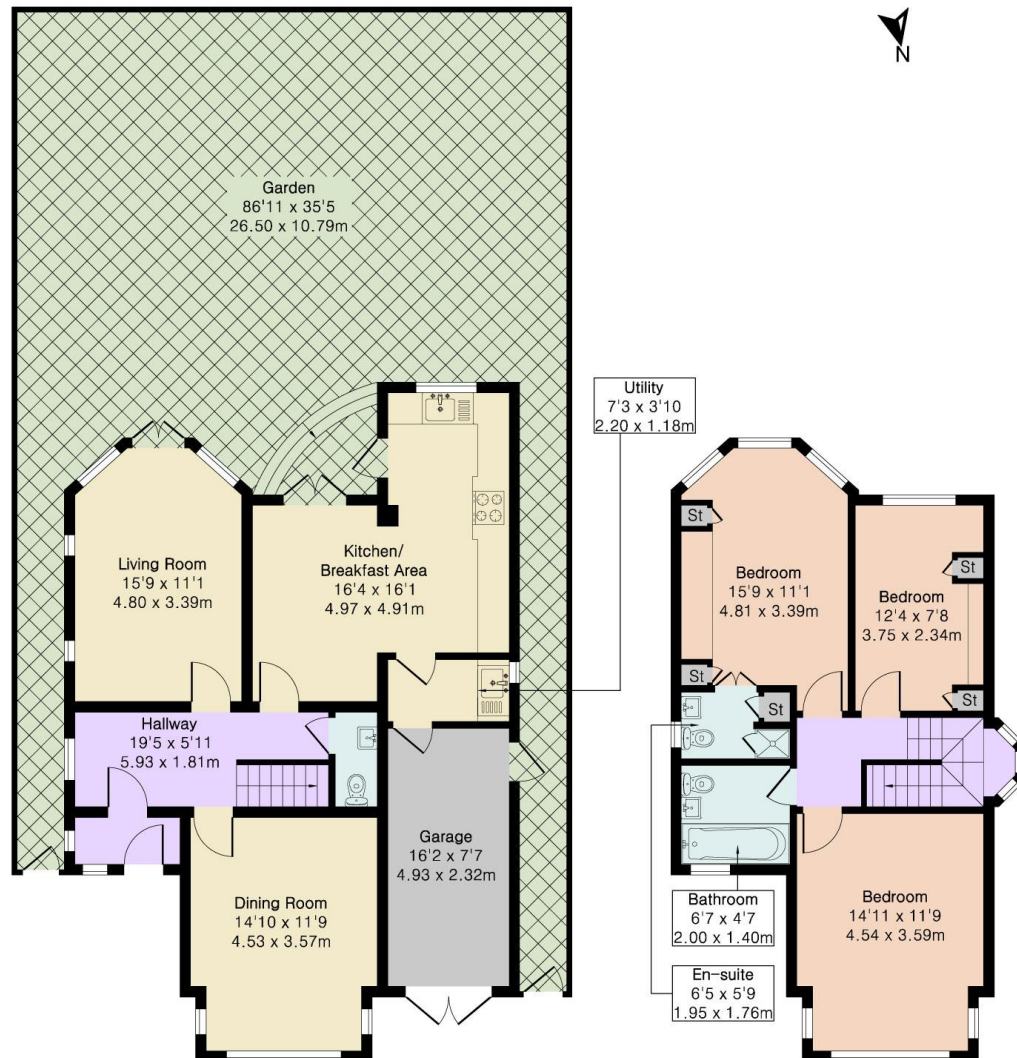


DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold 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.

**Approximate Gross Internal Area 1479 sq ft - 138 sq m
(Including Garage)**

Ground Floor Area 889 sq ft – 83 sq m

First Floor Area 590 sq ft – 55 sq m



Ground Floor

First Floor

