



Oaklands Road
Totteridge, N20

Kinghams, 7 Oaklands Road

Totteridge N20 8BA

Built in 1988 and offered for the first time since new, this well-proportioned four-bedroom detached family home has been carefully maintained by its sole owner and is now offered chain free. Situated in a sought-after cul-de-sac, the property provides approximately 2,712 sq ft of gross internal accommodation, including the integral double garage, and offers an excellent opportunity for a new owner to modernise and create a contemporary family home.

The ground floor opens into a welcoming entrance hall with access to the principal living accommodation, including a generous 19'9" x 19'3" lounge and separate dining room. To the rear, the kitchen and utility room lead through to a conservatory overlooking the garden, while two guest cloakrooms and useful wine cellar add further practicality. The integral double garage provides excellent storage and parking. On the first floor are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom and separate WC.

The property offers considerable scope for enhancement and, subject to the necessary planning consents, could be further extended to include a loft conversion, ground-floor extension and conversion of the existing garage. This presents an excellent opportunity to create a highly individual family home while retaining the property's generous garden and desirable cul-de-sac setting.

Set in the heart of Totteridge, the property enjoys an enviable position surrounded by greenbelt countryside, with Totteridge Green, Totteridge Common and a network of footpaths through open fields, meadows and mature woodland all close by. Whetstone High Road provides an excellent range of shops, restaurants and gastro pubs, including Waitrose and M&S, while Arkley and Barnet are also within easy reach. The area is well served by highly regarded schools and places of worship. Despite its peaceful setting, transport links are excellent, with Totteridge & Whetstone Underground Station (Northern Line) providing direct access to central London and Oakleigh Park Overground offering convenient connections into the City. There is also easy access to the A1 and M25, providing excellent road connections throughout London and beyond.





































Approximate Gross Internal Area 2712 sq ft - 252 sq m (Including Garage)

Lower Ground Floor Area 51 sq ft – 5 sq m

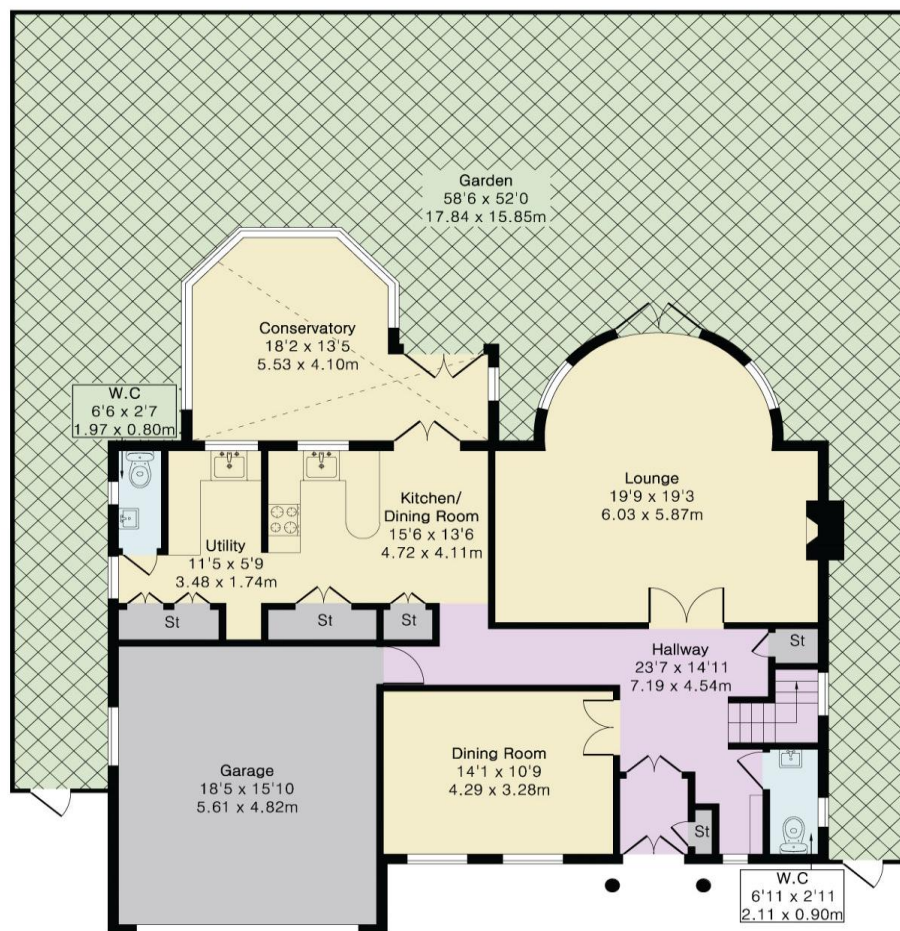
Ground Floor Area 1505 sq ft – 140 sq m

First Floor Area 1156 sq ft – 107 sq m

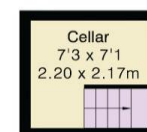
Local Authority: Barnet
Council Tax Band: G
Tenure: Freehold



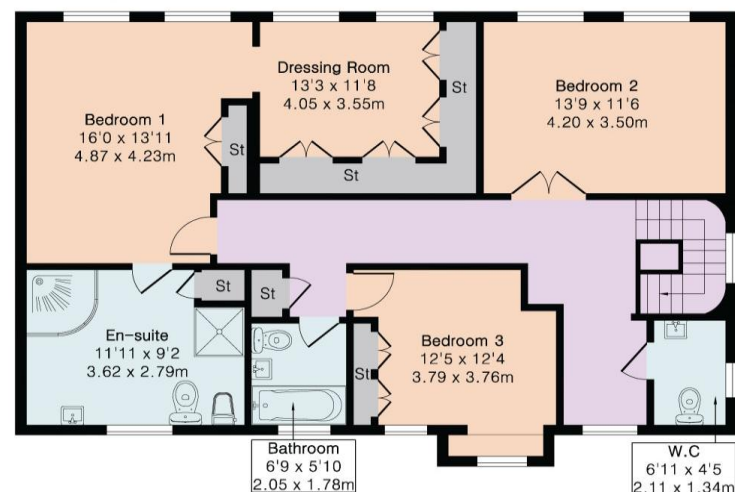
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Lower Ground Floor



First Floor

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.

