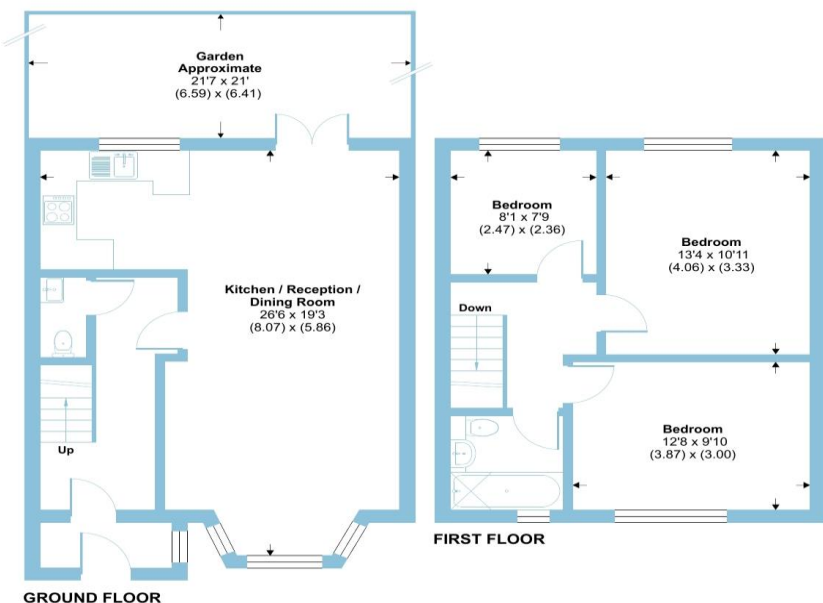




**Simmons Way, London N20 0TL**

## Simmons Way, London, N20

Approximate Area = 949 sq ft / 88.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1205418

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## welcome to Simmons Way, London

- Three Bedroom House
- Open Plan Living Area
- South Facing Rear Garden

Tenure: Freehold

EPC Rating: C

- 0.7 miles to Oakleigh Park Train Station & 0.9 miles to Totteridge and Whetstone Northern Line Tube Station
- Chain Free

# £625,000



A well-presented terraced family home with luxury fittings throughout, 0.7 miles from Oakleigh Park Station & 0.9 miles from Totteridge & Whetstone Station with local and popular primary schools just 0.3 and 0.4 miles away. This well-presented terraced property can best be described as a true family home with luxury fittings throughout. Located within this Crescent location, 0.7 miles from Oakleigh Park Train Station and 0.9 miles from Totteridge & Whetstone Northern Line Tube Station with local and popular primary schools just 0.3 and 0.4 miles away respectively making this an ideal family home. The home offers versatile family living accommodation consisting of an open plan kitchen/diner with a defined living area and ground floor guest WC. On the first floor there are three bedrooms plus a family bathroom. Externally this beautiful residence provides parking facilities at the front and a south facing rear garden. Dating back to the 15th Century, Whetstone originated in medieval times, and legend has it that the name stems from the stone that is placed outside of the Griffin Pub, where soldiers went to sharpen their swords before the Battle of Barnet. Whetstone is perfect for both commuters and families alike. Located in zone 4, Totteridge and Whetstone northern line tube station offers easy access in and out of the city and central London, whilst also being only moments away from open countryside.

**view this property online** [barnardmarcus.co.uk/Property/WTS107176](https://www.barnardmarcus.co.uk/Property/WTS107176)



Property Ref:

WTS107176 - 0003

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