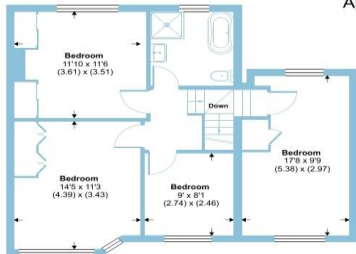




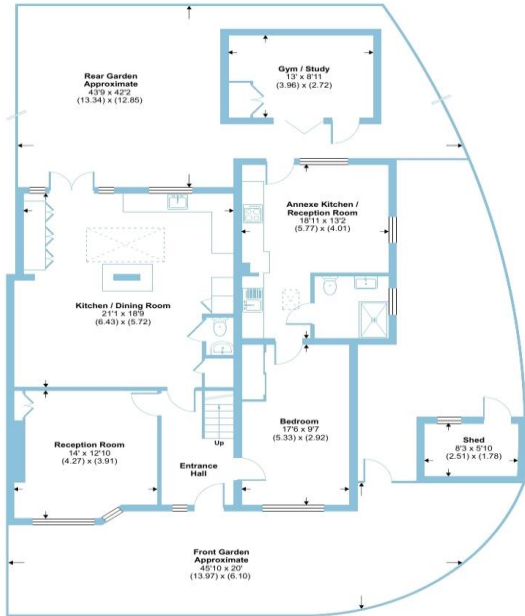
Oakleigh Crescent, London N20 0BS

Oakleigh Crescent, London, N20

Approximate Area = 1797 sq ft / 166.9 sq m
 Outbuildings = 166 sq ft / 15.4 sq m
 Total = 1963 sq ft / 182.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1214742



welcome to Oakleigh Crescent, London

- Four/Five bedroom Semi-Detached Home with Separate One Bedroom Flat
- Crescent Location
- 0.8 miles to Totteridge & Whetstone Tube Station
- Purpose-built Outbuilding being used as a study
- South-westerly rear garden

Tenure: Freehold
 EPC Rating: C

£1,150,000



Situated along this peaceful crescent location you will find this well-presented 1930's double fronted semi-detached family home situated along this popular residential road and situated 0.8 miles Totteridge & Whetstone (Northern Line) Station, viewings are highly recommended. Approached via own driveway this residence comprises of a welcoming entrance hall which leads onto the bay fronted reception room, downstairs w/c, large open plan kitchen diner overlooking this residence's rear garden. Additionally, accessible from the entrance hall is a self-designed, architect-created one bedroom flat with fully fitted kitchen and independent access. A previously granted (now expired) planning permission allowed the extension of this flat to provide a second bedroom and bathroom. As you reach the first floor you will find four good-sized bedrooms and modern family bathroom. The kitchen dining area leads onto a south westerly aspect rear garden, which includes a separate purpose-built outbuilding currently used as an office with fully equipped cupboards, electrical outlets and insulation. The property also benefits from camera security system and private driveway providing off street parking for three vehicles. The property is situated within walking distance of both primary and secondary schools, and in close-proximity to local shops, amenities, parks and transport links with Totteridge & Whetstone Tube Station located 0.8 miles away. Totteridge is an old English village, currently a protected picturesque residential area of the London Borough of Barnet. It is a mixture of suburban development and open land including some farmland. It gives its name to a ward in the borough and to the St Andrew, Totteridge ecclesiastical parish of the Diocese of St Albans.

view this property online [barnardmarcus.co.uk/Property/WTS107119](https://www.barnardmarcus.co.uk/Property/WTS107119)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
 WTS107119 - 0005



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)