



Laurel Way, Totteridge, N20 8HT
Guide Price £1,450,000 Freehold Council Tax Band F

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*** CHAIN FREE *** Real Estates are delighted to bring to the market this substantial **FOUR BEDROOM, THREE BATHROOM DOUBLE FRONTED DETACHED** family home set on a premier residential turning in lower **Totteridge**.

Benefitting from a large **SOUTH FACING GARDEN** and **PRIVATE DRIVEWAY**, the house offers nearly **2,500 sq ft** of living space, sitting on a desirable plot with further potential to extend and reconfigure (STPP).

Laurel Way is conveniently located for both **Totteridge & Whetstone** and **Woodside Park Underground Stations** on the Northern Line, whilst being in the catchment area for **Woodridge Primary School** and on the doorstep of **Totteridge Green** and the **Darlands Nature Reserve**.

Sole Agent







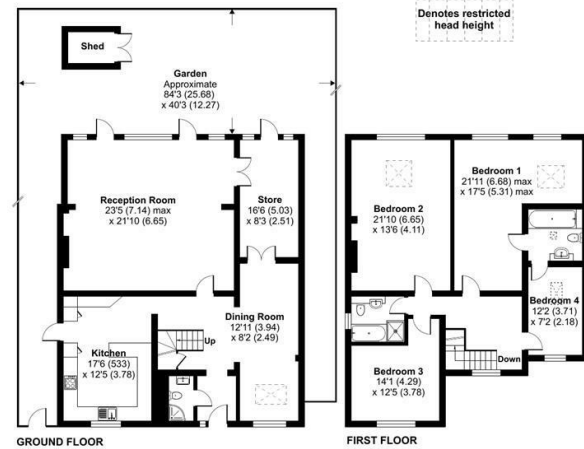
Laurel Way, London, N20

Approximate Area = 2406 sq ft / 223.5 sq m

Outbuilding = 29 sq ft / 2.6 sq m

Total = 2435 sq ft / 226.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2023. Produced for Real Estates - REF: 991457

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			



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