



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

**REAL ESTATES**  
Est. 1981

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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

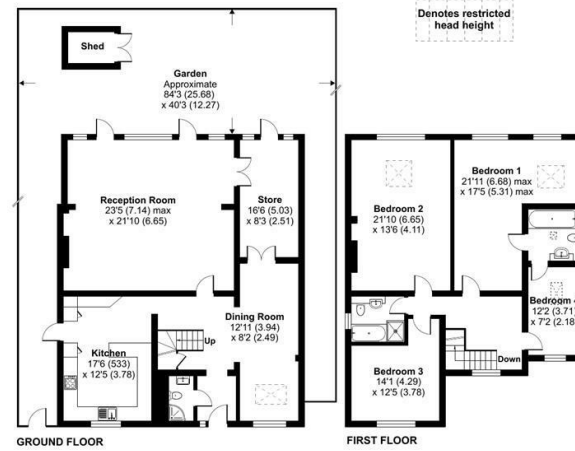
Approximate Area = 2406 sq ft / 223.5 sq m

Outbuilding = 29 sq ft / 2.6 sq m

Total = 2435 sq ft / 226.1 sq m

For identification only - Not to scale

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  |         | 76        |
| B (81-90)                                   |         |           |
| C (69-80)                                   | 66      |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2023.  
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