



Badgers Croft, Totteridge, N20 8AH
£925,000 Leasehold Council Tax Band G

REAL ESTATES
Est.1981

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Real Estates are delighted to offer for sale this well presented DETACHED 3 bedroom, 2 bathroom BUNGALOW situated on a private estate in the heart of Totteridge with access to a recently refurbished communal tennis court and gardens with views over greenbelt countryside.

The spacious accommodation measuring aprox 1353 sq ft comprises 3 bedrooms, 2 bathrooms (1 en suite), guest cloakroom, fitted kitchen open to the reception room onto rear garden, utility room and double garage. Further benefits include under floor heating to bathrooms & guest cloakroom, alarm system and wood flooring to living accommodation.

Conveniently situated for Totteridge & Whetstone Northern Line tube station together with shops and restaurants at Whetstone High Road.

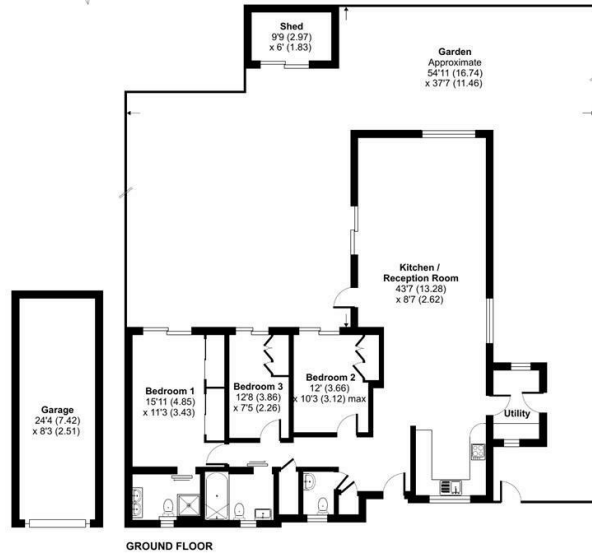
Please contact our Totteridge office for further information or to arrange a viewing. Sole Agent.





Badgers Croft, London, N20

Approximate Area = 1353 sq ft / 125.6 sq m
 Garage = 203 sq ft / 18.9 sq m
 Outbuilding = 59 sq ft / 5.4 sq m
 Total = 1615 sq ft / 149.8 sq m



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for Real Estates. REF: 1170443

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			80
C		64	
D			
E			
F			
G			
Not energy efficient - higher running costs			

EU Directive

