



Badgers Croft, Totteridge, N20 8AH

Price Guide £865,000 Leasehold Council Tax Band G

**REAL ESTATES**  
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Chain Free- 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.

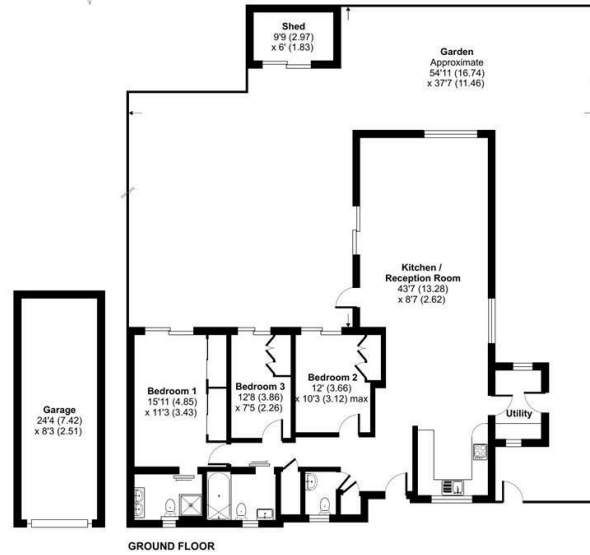






## Badgers Croft, London, N20

Approximate Area = 1353 sq ft / 125.6 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Outbuilding = 59 sq ft / 5.4 sq m  
 Total = 1615 sq ft / 149.8 sq m



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		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		80
B (81-91)		
C (69-80)		64
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



**Real EstatesTottenham Office:**  
 32 Tottenham Lane  
 Tottenham N20 9QJ

ll : 0208 445 3132  
 e : info@realestates-wsp.co.uk  
 w : www.realestates-wsp.co.uk