



Badgers Croft, Totteridge, N20 8AH
Offers In Excess Of £1,000,000 Leasehold Council Tax Band G

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

Real Estates are delighted to offer for sale this beautifully refurbished SEMI-DETACHED 4 bedroom, 2 bathroom home, 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 approx 1730 sq ft comprises 4 bedrooms, 2 bathrooms (1 en suite), guest cloakroom, modern fitted kitchen open to the dining room with bi-folding doors onto rear garden, spacious reception room leading onto a private terrace and garage which is currently being used as a gym. Further benefits include ample parking and well maintained rear garden with decking and lawn.

There is plenty of storage space including a large insulated loft space plus additional loft space via pull-down ladder with lighting and flooring, built in wardrobes to 2 bedrooms and built-in storage area with sliding doors in garage with additional storage area housing washing machine and dryer. Other features include under floor heating to dining room, kitchen area and both bathrooms, alarm system and security lights to the front and rear, all new window and bi-fold doors in the dining room which lead out onto the rear decking, water softener with filter-water drinking system.

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

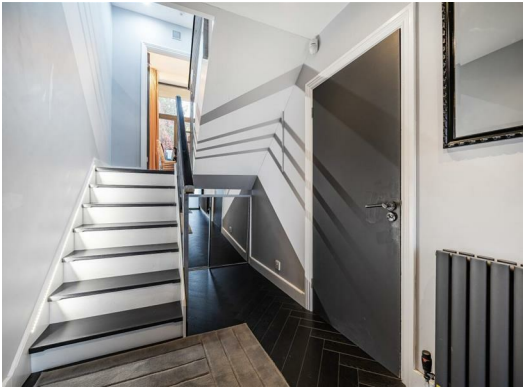
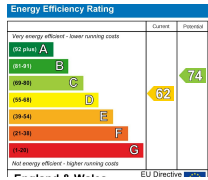
Please contact our Totteridge office for further information or to arrange a viewing. Sole Agent.





Badgers Croft, London, N20

Approximate Area = 1515 sq ft / 140.7 sq m
Garage = 215 sq ft / 19.9 sq m
Total = 1730 sq ft / 160.6 sq m
For identification only - Not to scale



Real EstatesTottenham Office:
32 Tottenham Lane
Tottenham N20 9QJ

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