



Longland Drive, Totteridge, N20 8HG
£850,000 Freehold Council Tax Band F

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Real Estates are delighted to offer for sale this attractive three-bedroom semi-detached family home, set behind a wide frontage with its own driveway, garage and an impressive rear garden extending to approximately 91 ft, backing directly onto Whetstone Stray and the Dollis Valley Greenwalk.

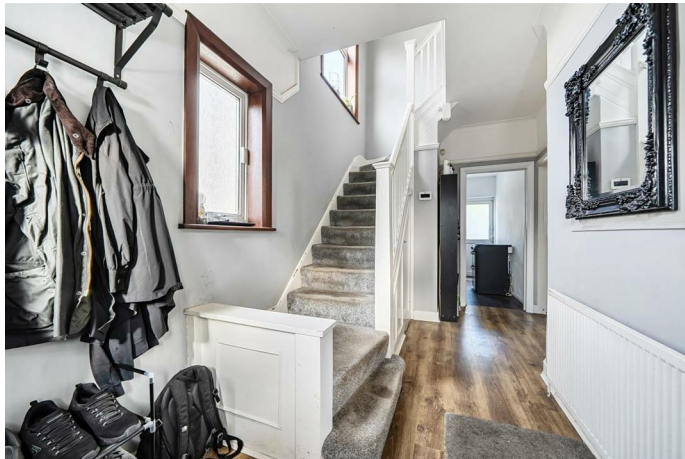
The ground floor is centred around a bright and spacious through reception and dining room, providing an excellent layout for both everyday family living and entertaining. A separate kitchen is positioned to the side, offering excellent potential to be extended and reconfigured into a stunning open-plan kitchen/family room, subject to the necessary planning permissions.

To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms and a third bedroom, ideal as a nursery, home office or guest room, together with a family bathroom.

Longland Drive is one of Whetstone's most sought-after residential roads, ideally located in the heart of N20. The property enjoys a peaceful setting whilst being within easy reach of Whetstone High Road, offering an excellent selection of shops, caf  s and restaurants. Totteridge & Whetstone Underground Station (Northern Line) provides direct access into Central London, while the area also benefits from excellent bus links and a number of highly regarded local schools, making it an ideal location for families.

Offered with tremendous scope to enlarge and enhance (subject to the necessary planning permissions), this is a rare opportunity to create a substantial family home in a highly desirable location.

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







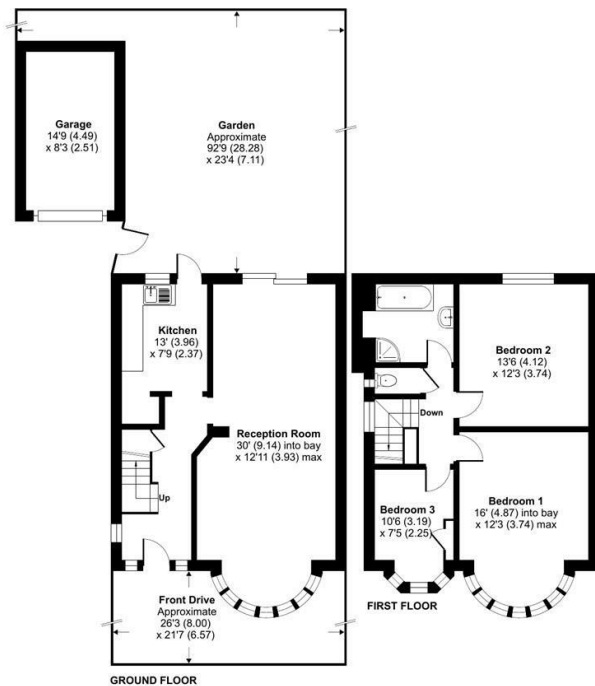
Longland Drive, London, N20

Approximate Area = 1092 sq ft / 101.4 sq m

Garage = 121 sq ft / 11.2 sq m

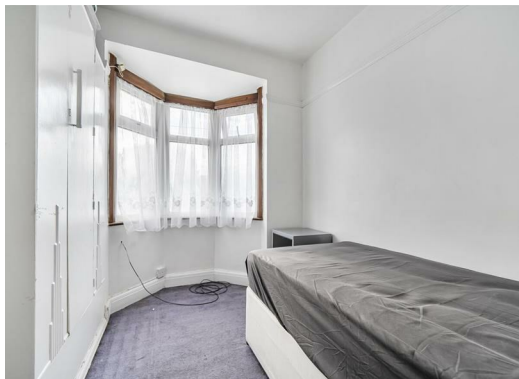
Total = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Real Estates. REF: 1502050

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		80
B	(81-90)		
C	(71-80)	65	
D	(61-70)		
E	(51-60)		
F	(41-50)		
G	(31-40)		
Not energy efficient - higher running costs			
EU Directive			



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