



37 WEST HILL WAY,
Totteridge, N20 8QX



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Fabulous 3-Bedroom Detached Home in sought after road in Totteridge Located on one of Totteridge's most popular roads, this beautifully presented detached home offers generous living space, modern comforts, and a superb location just a short walk from the station and local amenities.

The ground floor is thoughtfully arranged to provide a perfect balance of formal and informal living. A bright and welcoming hallway leads to a spacious lounge at the rear of the property, ideal for relaxing or entertaining, with views over the private garden. At the front, a separate dining room provides an elegant setting for family meals or dinner parties. The kitchen, with an adjoining breakfast room, offers a practical and sociable space for everyday living, while a separate study provides the ideal spot for working from home or quiet reading.

Upstairs, the property features three well-sized bedrooms, including a principal bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms, all of which benefit from built-in storage.

Externally, the home enjoys a generous rear garden, perfect for outdoor dining and play, as well as a well-maintained front garden and off-street parking via a private driveway leading to an integral garage.

This is a fantastic opportunity to acquire a family home in a highly sought-after part of Totteridge, offering peaceful residential living with excellent access to transport links, outstanding schools, and the vibrant shops and cafes of Whetstone and surrounding areas.

Local Authority: Barnet
Tax Band: G
Tenure: Freehold









































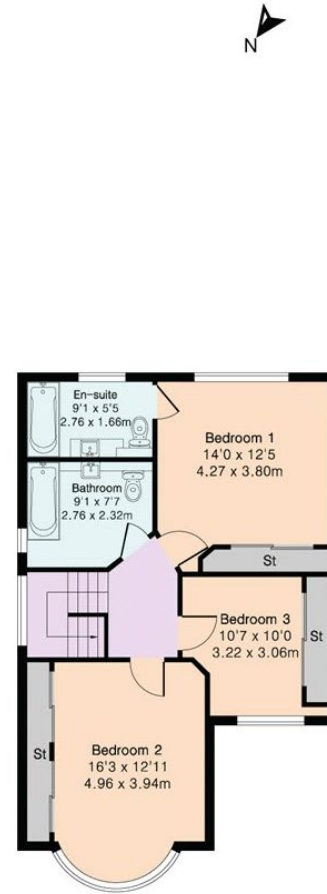
Approximate Gross Internal Area 1823 sq ft - 169 sq m

Ground Floor Area 1165 sq ft – 108 sq m

First Floor Area 658 sq ft – 61 sq m



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

