



Ventnor Drive,
Totteridge, London, N20 8BU

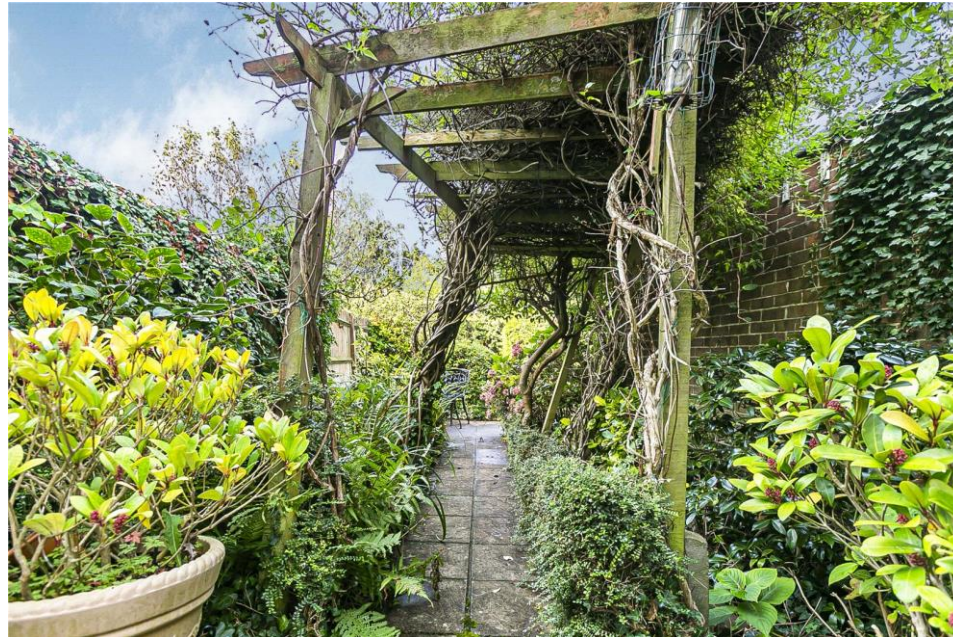
97 Ventnor Drive, Totteridge

A 3 bedroom halls adjoining semi detached home situated in a popular residential location in the heart of Totteridge.

The ground floor comprises of a good size entrance hall, 2 large reception rooms, one of which provides direct access to the garden, a separate eat in kitchen, also with access to the garden and a guest cloakroom. The first floor features 3 spacious bedrooms, (2 doubles and 1 single). There is also a family bathroom with a separate toilet.

Furthermore, the property holds the promise of further expansion, subject to the necessary planning permissions, with the opportunity to extend into the loft area and to the rear.

Ventnor Drive is a quiet, undisturbed road. You can walk to Woodside Park underground station in approximately 10 minutes and Totteridge and Whetstone station in under 15 minutes. Whetstone High Street is a few minutes further with plenty of bars and restaurants available to choose from, as well as both Marks & Spencer and Waitrose supermarkets. If you enjoy outdoor sports, you'll be perfectly situated within walking distance to Totteridge Tennis Club, South Herts Golf Club and Totteridge Millhillians Cricket Club, in addition to miles of nature walks.



























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:
London Borough of Barnet
Council Tax Band: G
FREEHOLD

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.



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Approximate Area = 1115 sq ft / 103.5 sq m

Garage = 130 sq ft / 12 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 1288 sq ft / 119.4 sq m

For identification only - Not to scale

