



OAK TREE DRIVE

London, N20 8QH

36 Oak Tree Drive

A charming extended semi detached residence being located in this highly sought after location.

The property offers scope to modernise and currently comprises on the ground floor a good size entrance hall, lounge, dining room, kitchen, breakfast room, bedroom 5 and w/c. To the first floor there are 4 further bedrooms family bathroom and the master with en-suite.

Externally there is a good size garden, an adjacent detached garage with its own drive and off street parking.

Located in an ideal setting within in walking distance of Totteridge and Whetstone underground station and easily accessible to Whetstone shopping centre with a choice of restaurants, as well as Marks & Spencer, Boots and Waitrose.

If you enjoy outdoor sports, this particular property is a short walking distance to Totteridge Tennis Club and within easy reach of South Herts Golf Club and Totteridge Millhillians Cricket Club, in addition to miles of nature walks. An extended semi detached residence in need of updating being located in this highly sought after location backing directly onto Totteridge Tennis Club.



Local Authority: Barnet
Tax Band: G
Tenure: Freehold





























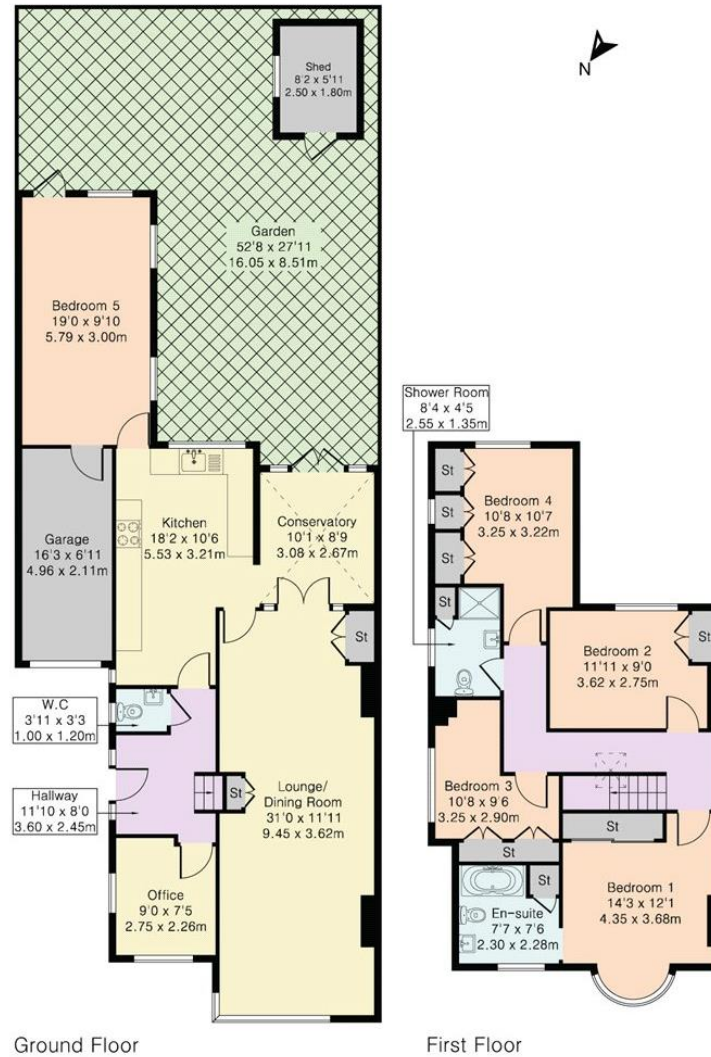


Approximate Gross Internal Area 1873 sq ft - 174 sq m

Ground Floor Area 1114 sq ft – 103 sq m

First Floor Area 711 sq ft – 66 sq m

Outbuilding Area 48 sq ft – 5 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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.

