

FOR SALE

EXTENDED SIX BEDROOM, SEMI-DETACHED HOUSE



LONGLAND DRIVE, TOTTERIDGE, LONDON N20

A substantial semi-detached family home, extended by way of a loft conversion, conservatory, plus side & rear extensions – now comprising 6 bedrooms and benefitting from potential to create a ground floor annexe with its own kitchen and bedsitting area.

The property has a large driveway providing off street parking - leading to a single garage. It also benefits from an 80' (24.38m) rear garden backing open space (with secure gated access).

Located in a popular residential turning, conveniently situated for Totteridge & Whetstone underground station (Northern Line), as well as the shopping facilities of Whetstone High Road – including; *Waitrose, Boots, M&S*, and its many coffee shops and eateries.

FEATURES AND ACCOMMODATION

SIX BEDROOMS • 3 RECEPTION AREAS • MAIN KITCHEN • 2nd KITCHEN/UTILITY AREA
BATHROOM • SHOWER ROOM • GUEST CLOAKROOM • CONSERVATORY
INTEGRAL GARAGE with OFF STREET PARKING • 80' REAR GARDEN

GUIDE PRICE £1,075,000 FREEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maudertaylor.co.uk – 020 8446 0011



MAUNDER TAYLOR

Front door opening to; **Entrance hallway** - Front door with feature colour leaded side window, oak strip flooring, radiator, plate rack, stairs rising to first floor with understair storage cupboard and glazed doors opening to;

Front Reception **16'9 into bay x 13' max (5.10m x 3.96m)**

Oak strip flooring, radiator, gas coal effect feature fire place with tiled hearth and surround with oak over mantle, character arched leaded windows to side. Picture rail, decorative coving, double glazed bay window to front.

Dining Area **13'3 x 11'6 (4.04m x 3.51m)**

Radiator, wood strip flooring, built in dresser unit, decorative coving, opening through to kitchen, sliding patio door to conservatory, and floor hatch providing access to sub-floor storage space with light, power and some shelving.

Conservatory **12'3 x 8'6 (3.73m x 2.59m)**

Quarry tiled floor, radiator, double glazed windows and door to side onto patio.

Kitchen **16'6 x 7'9 (5.03m x 2.36m)**

Six burner gas hob with hood above, electric double oven/grill with further built in combination oven. Stainless steel sink and drainer with mono bloc tap, granite work top with splash back, wood strip flooring, radiator, space for upright fridge freezer, integrated *Neff* dishwasher, cupboard housing central heating boiler, under unit freezer, double glazed door opening to;

Lobby, with door to garage and further doors to;

Guest Cloakroom Comprising low flush WC, sink set on vanity unit, obscure glass double glazed window to side, radiator, tiled floor, tiled splash back.

kitchen/Utility Area **11'6 x 7'9 main area (3.51m x 2.36m)**. Fitted range of units, stainless sink and drainer, space and plumbing for washing machine & dryer, high level obscure glass double glazed windows to side, and further skylights set in roof, tiled floor, and opening through to;

Rear Sitting Area **12'6 x 9'3 (3.81m x 2.82m)**

Radiator, double glazed windows to rear and side, double glazed door to side patio.

FIRST FLOOR

Landing with obscure glass double glazed window to side. Stairs rising to loft level and stripped doors opening to;

Master Bedroom **17'6 into bay x 13' (5.33m x 3.96m)**

Decorative coving, radiator, double glazed bay window to front.

Bedroom **13'3 x 11'9 measured into wardrobes (4.04m x 3.58m)**

Bank of fitted wardrobes with matching dressing table/drawers, radiator, decorative coving, double glazed window to rear.

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Bedroom 13'3 x 7'9 average (4.04m x 2.36m)

Radiator, double glazed window to rear.

Bedroom 13'3 x 6'6 (4.04m x 1.98m)

Radiator, double glazed window to rear.

Bedroom 11' x 6'6 (3.35m x 1.98m)

Radiator, oriel double glazed bay window to front.

Bathroom

Family bathroom comprising panel enclosed bath with glass shower screen, mixer tap & hand held shower spray, pedestal wash hand basin, low flush WC, radiator, tiling to walls, obscure glass double glazed window to front.

LOFT

Loft Bedroom 17' into dormer x 12' (5.18m x 3.66m) *excludes further recess by fire escape window*

Radiator, double glazed dormer window to rear, skylight window to side, fire escape window to front, eaves storage cupboards.

Shower Room

Comprising shower cubicle, pedestal wash hand basin, low flush WC, partially tiled walls, obscure glass double glazed window to rear.

EXTERIOR

Garage Single garage with electric up and over door, high level obscure glass double glazed windows to side, with further skylight windows above.

Rear Garden **Approximately 80' (24.38m) to rear part of extension**

Split level patio with steps and pathway to rear gate leading onto open space. Rear Garden is mostly laid to lawn with mature trees and shrubs to borders & summer house.



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FLOOR PLAN – LONGLAND DRIVE, TOTTERIDGE, LONDON N20



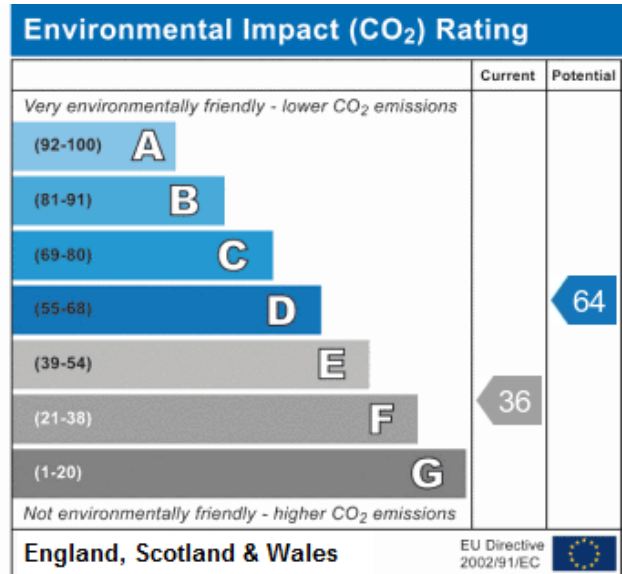
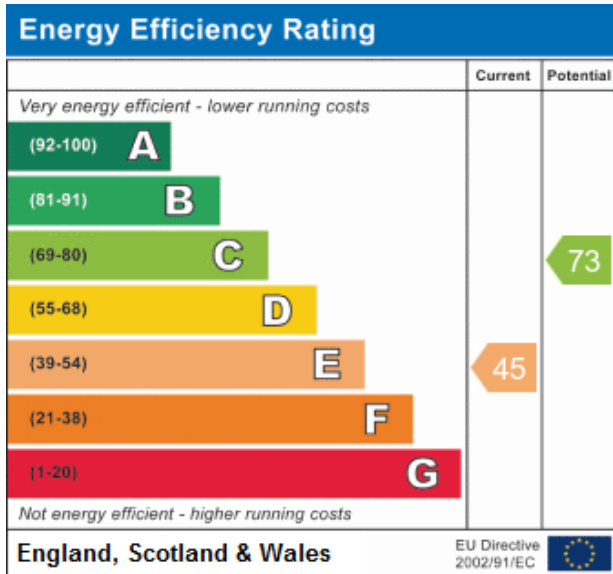
NOTE: Floorplan is for identification purposes only - Not to scale
Plan number: 121001 Plan 1h

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