



109 Longland Drive, N20 8HN

£1,100,000

**richard
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Property Description

A well presented double fronted detached family home on the market for the first time in 14 years and which could be for sale with no upper chain.

The house provides bright, spacious, living over two floors only and therefore has ample scope to extend if necessary, subject to the usual necessary consents.

The accommodation comprises Four Bedrooms, Two Bathrooms (1 en-suite), Living Room, fully fitted Kitchen open to Dining Room and Tv/Family Room, Study, Utility Room and Guest Wc.


Externally there is a delightful rear Garden which backs onto The Dollis Valley Greenwalk and which extends to approximately 87' and ample off street parking.

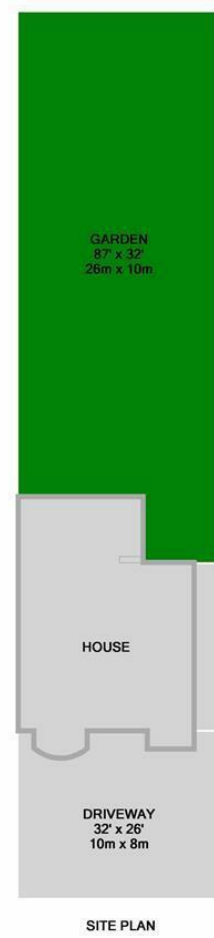
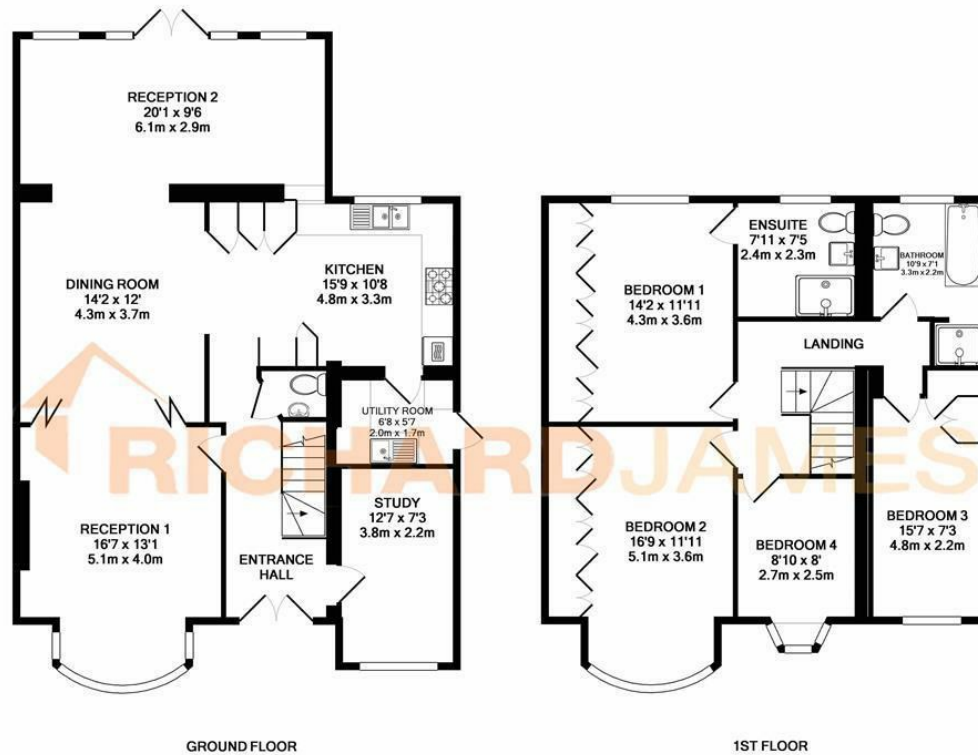
Key Features

- FOUR BEDROOMS
- FULLY FITTED KITCHEN
- DINING ROOM
- STUDY
- GUEST WC
- TWO BATHROOMS (1 EN-SUITE)
- LIVING ROOM
- TV/FAMILY ROOM
- UTILITY ROOM
- DELIGHTFUL REAR GARDEN BACKING ONTO GREENBELT LAND

Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Totteridge

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



LONGLAND DRIVE N20
 TOTAL APPROX. FLOOR AREA 1808 SQ.FT. (168.0 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak, Limited. Made with Metropix G2019.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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