



49 Longland Drive  
Totteridge



## 49 Longland Drive, Totteridge N20 8HH

An impressive four-bedroom home with modern styling, in a sought-after north London suburb within easy reach of Central London yet just moments from peaceful, protected open green space. There is stylish, contemporary accommodation across three levels, with clean, neutral décor and high-quality fittings throughout.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**OUTSIDE PARKING**



**GARDEN**



**FREEHOLD**



**TOWN**



**2,365 SQ FT**



**£1,500,000**



### The property

A beautifully appointed semi-detached family home, set in a popular residential area in the north London suburb of Totteridge. The property features four bedrooms and comfortable, flexible accommodation which has been extended to the rear to include light, airy, open-plan living space in which to relax and entertain.

At the front of the ground floor there is a well-presented family room with a box bay window welcoming plenty of natural light. There is also a library with built-in shelving, which is ideal for home working. Towards the rear, the extended living space includes a 23ft sitting room with skylights overhead, a contemporary fireplace and bi-fold doors opening onto the decked terrace for Al Fresco dining and garden. There is space for a seating area and a dining table, with the adjoining kitchen featuring shaker-style units and a range cooker, as well as a breakfast bar.

The first floor offers three double bedrooms, including one with extensive built-in storage and en suite

shower room. There is also a family bathroom and a useful utility room. The second floor features the luxury principal bedroom, with its dressing room and en suite shower room.

### Outside

There is plenty of parking space at the front of the house on the paved driveway, with further on-street parking available along Longland Drive. The garden to the rear features an elevated timber deck and steps leading to a lawn with a paved central pathway leading to a seating area, an ornamental pond and the outbuilding at the end of the garden, which is currently used as a home gym. A gate at the back of the garden leads directly onto Whetstone Stray, with its peaceful green space and woodland walk.



## Location

The north London suburb of Totteridge is a green, attractive community, located conveniently within 0.4 mile of the Northern Line underground station of Totteridge and Whetstone and within 1.2 miles to the mainline station of Oakleigh Park (offering services to London Kings Cross). There is a selection of local shops, restaurants and amenities nearby at Whetstone, including a Waitrose. There are several parks and green spaces within easy reach, including Brook Farm and Oak Hill Park, while golf is available at South Herts Golf Club and North Middlesex Golf Club. The area is well-connected by road, with the A406 just two miles away, and the M25 six miles away.



## Distances

Finchley 2.0 miles  
Barnet 2.3 miles  
Enfield 5.5 miles  
Borehamwood 5.5 miles  
Potters Bar 5.5 miles

## Nearby Stations

Totteridge & Whetstone (Northern Line)  
Oakleigh Park  
Woodside Park (Northern Line)  
High Barnet (Northern Line)

## Key Locations

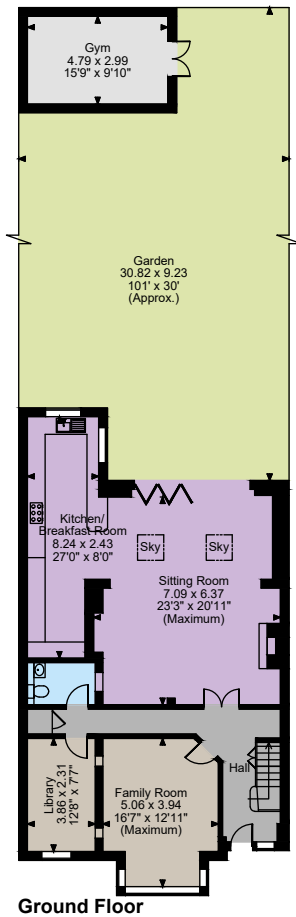
Barnet  
Darlands Nature Reserve  
Wembley Stadium  
Alexandra Palace  
Hampstead Heath  
Watford  
Central London

## Nearby Schools

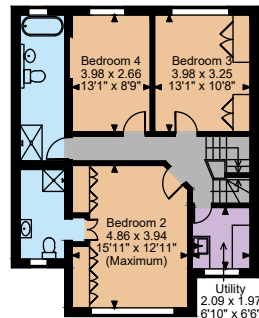
Finchley Catholic High School  
St John's CofE Primary and Nursery School  
Woodridge Primary School  
Alma Primary  
St Andrew's CofE Voluntary Aided Primary School  
Queenswell Infant & Nursery School  
Queenswell Junior School  
All Saints' CofE Nursery and Primary School  
Northside Primary School  
St Michael's Catholic Grammar School



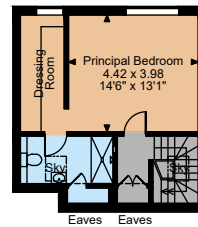




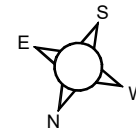
Ground Floor



First Floor



Second Floor



### Floorplans

Main House internal area 2,365 sq ft (220 sq m)  
 Gym internal area 154 sq ft (14 sq m)  
 Total internal area 2,519 sq ft (234 sq m)  
 For identification purposes only.

### Directions

N20 8HH

///What3words: slams.chats.monkey - brings you to the driveway

### General

Local Authority: Barnet Council

Services: Electricity, gas, mains water and drainage

Broadband: Virgin media

Council Tax: Band G

EPC Rating: C

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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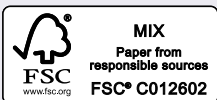
## Cuffley

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For the finer things in property.

