



Totteridge Lane, Totteridge, N20
London

£2,250,000



Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

This impressive home boasts exceptional lateral living and entertaining space spanning two floors. As you step inside, the entrance hall sets the tone for elegance. The ground floor reveals a formal living room flowing seamlessly into a flexible space ideal for a home office or well-equipped gym. The heart of the home is the fully integrated kitchen, which opens to a bright and airy breakfast room, perfect for casual family meals. Completing this level is an elegant formal dining room, a practical utility room, a convenient guest WC, and a versatile TV room that could serve as a fifth bedroom with its own en-suite shower room.

The first floor is dedicated to comfort and space, featuring a substantial principal bedroom suite with a coveted walk-in wardrobe and a well-appointed four-piece en-suite. Three additional double bedrooms, all thoughtfully equipped with built-in wardrobes, are served by a contemporary family bathroom.

The outdoor space is a true gem. Set within a tranquil environment, the mature gardens offer a wealth of greenery and several distinct areas perfect for relaxation and outdoor entertainment. Imagine unwinding in this peaceful setting before taking a refreshing dip in your private swimming pool.

Completing this impressive offering are a delightful summer house, perfect for entertaining or quiet contemplation, a greenhouse for cultivating your produce, a spacious double garage, and ample off-street parking.

Quote ref: EW0808

Disclaimer

PLEASE NOTE

We may refer buyers and sellers through our panel of chosen Conveyancers. It is entirely your decision whether to use their services. If you do, you should know that we will receive a referral fee of £100 (plus VAT) from them for referring you. These firms have been handpicked, and we only refer you to the best local firms with a proven track record.

We also refer buyers and sellers to our Financial Advisers. You decide whether to use their services. If you do, you should know that we will receive an average referral fee of £200 from them for recommending you.

You don't need to use any recommended providers' services. However, if you accept our recommendation, the provider will pay us the corresponding referral fee.

Before a sale is agreed upon and solicitors are instructed, prospective purchasers must produce identification documents to comply with Anti-Money Laundering regulations. These checks are currently £30 per person, which we request you pay for.





Gross Internal Floor Area : 316 m2 ... 3405 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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