

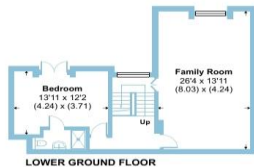
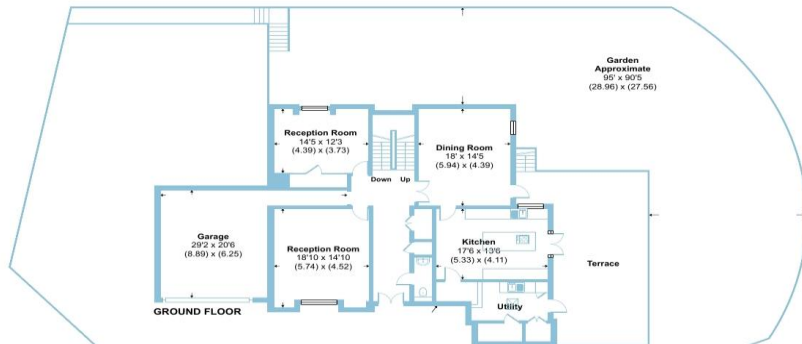
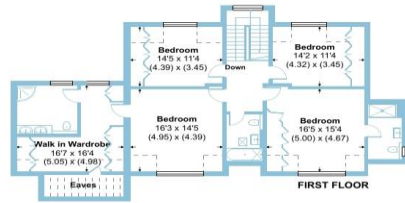


**White Orchards, London N20 8AQ**



## White Orchards, London, N20

Approximate Area = 3411 sq ft / 316.8 sq m  
 Limited Use Area(s) = 196 sq ft / 18.2 sq m  
 Garage = 381 sq ft / 35.3 sq m  
 Total = 3988 sq ft / 370.3 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Barnard Marcus. REF: 1197410



## welcome to White Orchards, London

- Five Bedroom Detached House
- South Facing Rear Garden
- Double Attached Garage
- Cul-De-Sac Location
- In Need of Some Modernisation

Tenure: Freehold

EPC Rating: D

# £1,600,000



Situated along a cul-de-sac tree lined road in the heart of Totteridge Village you will find this five bedroom detached house. The home is in need of some modernisation and offers great potential for someone to put their own stamp on the property.

This residence is approached via gated own driveway suitable for multiple cars and comprises of a welcoming entrance hall giving access to two separate reception room, attached double garage, downstairs w/c and the dining room which leads onto the side terrace, separate fitted kitchen and separate utility room. To the first floor you will find four good-sized bedrooms with three bathroom (two en-suite) with the master bedroom also benefiting from a walk in wardrobe. As you reach the lower ground floor you will find bedroom five with en-suite bathroom and the separate family room with both benefiting access to the south facing rear garden.

Totteridge is an old English village, currently a protected picturesque residential area of the London Borough of Barnet in North London. It is a mixture of suburban development and open land including some farmland. It gives its name to a ward in the borough and to the St Andrew, Totteridge ecclesiastical parish of the Diocese of St Albans.

**view this property online** [barnardmarcus.co.uk/Property/WTS107079](https://barnardmarcus.co.uk/Property/WTS107079)



Property Ref:

WTS107079 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



**020 8446 6888**



[Whetstone@barnardmarcus.co.uk](mailto:Whetstone@barnardmarcus.co.uk)



1285 High Road, Whetstone, LONDON, N20 9HS



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**