



Northcliffe Drive, Totteridge, N20 8JS
£2,850,000 Freehold Council Tax Band H

REAL ESTATES
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Situated in a very desirable, tree lined turning in the heart of Totteridge Village sits this picturesque Tudor style detached residence with immense charm and character. The location has a semi-rural feel and yet is still within walking distance of Totteridge and Whetstone underground station (Northern Line), Totteridge Green, The Orange Tree Public House, Totteridge Cricket Club and South Herts Golf Club.

Open beams, Tudor styling, solid wooden flooring, open fireplaces, diamond leaded windows are all prominent features within this amazing home. The ground floor features a welcoming entrance, spacious reception room leading to a dining area, large open plan kitchen & family area, study, utility room, guest cloakroom and access to the garage. The 1st floor comprises a grand principal bedroom with dressing room, built in storage and an ensuite bathroom, a generous 2nd bedroom with ensuite bathroom, 2 other well proportioned bedrooms, a dressing room and a family bathroom.

Externally there is a beautiful, landscaped garden surrounded by mature trees giving it the feeling of privacy and patio area, perfect for entertaining. Scope for a large side extension subject to the relevant planning permission

Please contact our Totteridge office for further information or to arrange a viewing.





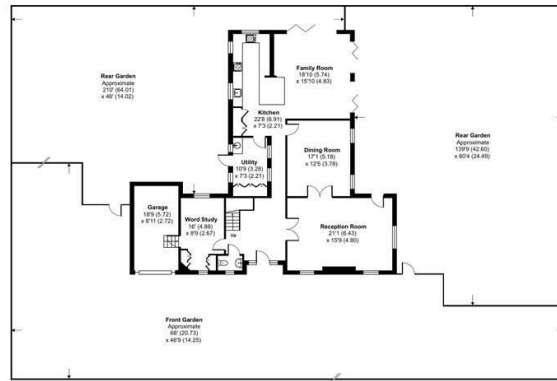
Northcliffe Drive, London, N20

Approximate Area = 2871 sq ft / 266.7 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Garage = 170 sq ft / 15.7 sq m
 Total = 3095 sq ft / 287.4 sq m
 For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ritchcom 2024.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient - lower running costs | B | | 80 |
| Decent energy efficiency - lower running costs | C | 59 | |
| Some energy efficiency - lower running costs | D | | |
| Low energy efficiency - higher running costs | E | | |
| Very low energy efficiency - higher running costs | F | | |
| Least energy efficient - higher running costs | G | | |

EU Directive

