



Totteridge Green, Totteridge, N20 8PH  
£2,695,000 Freehold      Council Tax Band G

**REAL ESTATES**  
Est. 1981

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A rare opportunity to acquire this beautifully presented detached home in arguably one of the areas most desirable roads, with views from the front onto Laurel Farm Pond. The property offers a peaceful and tranquil setting whilst offering convenient access to local amenities.

The house currently comprises a spacious entrance hall, dining room, reception room, office, kitchen/breakfast area, conservatory, utility room and guest cloakroom. To the 1st floor there is a very spacious master bedroom with en-suite and dressing room (which used to be bedroom 5). There are 2 further bedrooms and family bathroom, and stairs ascending to the 2nd floor, with 1 further bedroom and large storage cupboard which is plumbed if one wishes to convert into a bathroom. Externally, a beautiful SOUTH-FACING secluded garden with pond and to the front, a large driveway with integral garage.

Totteridge is just 10 miles from central London yet surrounded by green belt and offers a wealth of first-class sporting facilities including Totteridge Cricket Club and South Herts Golf Club. Totteridge has an excellent choice of both public and independent schooling with coaches providing collection from the Orange Tree in Totteridge Village. Nearby Whetstone offers a wide selection of shops and restaurants. Transport links are provided by Totteridge & Whetstone Underground Station (Northern Line), Woodside Park (Northern Line), and Oakleigh Park Station (Mainline) as well as bus routes. Good road links, with the M25, A1(M) and M1 all close by, give fast routes to major airports and central London. Please contact our Totteridge office for further information or to arrange a viewing. Sole Agent.

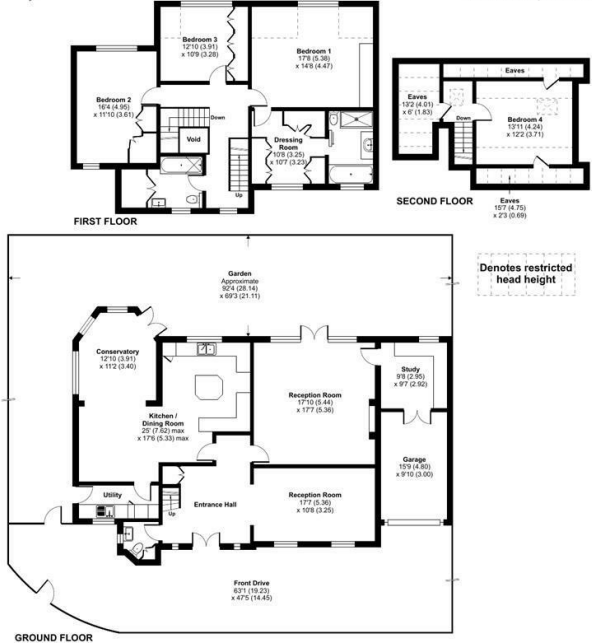




Plovers, Totteridge Green, London, N20



Approximate Area = 2550 sq ft / 236.9 sq m  
Limited Use Area(s) = 310 sq ft / 28.7 sq m  
Garage = 151 sq ft / 14 sq m  
Total = 3011 sq ft / 279.6 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive		



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