



Totteridge Green, Totteridge, N20 8PA

£1,999,950 Freehold

Council Tax Band G

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

Situated in a prime residential road in Totteridge, in the tranquil setting of Totteridge Green, a substantial 5 bedroom detached family residence of 2402 sq ft / 223 sq m. The property benefits from full planning permission for a single-story rear extension and a 1st floor side extension and loft conversion (ref: 23/0560/HSE), offering excellent potential to further enhance and modernise if required. The current accommodation comprises 4 receptions plus conservatory, kitchen-dining area, 2 bathrooms, 2 guest cloakrooms and an integral garage. Externally, there is a private driveway with ample parking and a mature, secluded rear garden with patio areas, perfect for entertaining.

Totteridge offers the charm of village-style living combined with exceptional convenience, just ten miles from Central London. The area boasts a wealth of sporting facilities, including Totteridge Cricket Club, Totteridge Tennis Club and South Herts Golf Club. It is also home to highly regarded public and independent schools, with coach services available from Totteridge Village. Nearby Whetstone provides an array of shops and restaurants, including Marks & Spencer, Waitrose and boutique dining options.

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







Totteridge Green, N20
 Total Gross Area: 2401 ft² ... 223.1 m² (excluding outdoor building)
 Outdoor building 62.4 sq ft ... 5.8 sq m
 C.H.: ceiling height
 All measurements are approximate and for information only. Not to scale.
 Compliant with the RICS Code of Practising Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
		81	59
		EU Directive	



Real EstatesTotteridge Office:
 32 Totteridge Lane
 Totteridge N20 9QJ

ll : 0208 445 3132
 e : info@realestates-wsp.co.uk
 w : www.realestates-wsp.co.uk