



Grange Avenue, Totteridge, N20 8AA

Price Guide £4,500,000 Freehold Council Tax Band H

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Real Estates are delighted to present this exceptional six-bedroom detached family residence, ideally positioned in one of Totteridge's most prestigious locations just off Totteridge Village.

Backing onto private fields and boasting a magnificent rear garden of approximately 120 feet, this recently refurbished home offers a rare opportunity to acquire a substantial and elegant property in a peaceful, semi-rural setting yet only nine miles from Central London.

The bright, spacious and thoughtfully designed accommodation is arranged over three floors. The ground floor features a welcoming entrance hall, a modern fitted kitchen and breakfast room, two generously sized reception rooms, a formal dining room, a study, and a guest cloakroom, all offering an abundance of natural light and ideal spaces for both family living and entertaining.

On the first floor, there are five well-proportioned bedrooms and four bathrooms, including a luxurious master suite complete with his and hers dressing rooms. The second floor is currently configured as a large playroom and an additional bedroom with en suite bathroom. This level also includes a utility room and a separate WC, providing flexible space that can adapt to a variety of lifestyle needs.

The front of the property is equally impressive, with a gated carriage driveway and garage offering secure off-street parking for several vehicles.

Totteridge is renowned for its village charm and greenbelt surroundings, offering a wealth of outdoor pursuits and sporting facilities, including South Herts Golf Club, Totteridge Tennis and Cricket Clubs, and horse riding in the nearby countryside. Totteridge Green is home to the historic Orange Tree public house, which dates back to 1665 and remains a cherished local landmark.

The property is conveniently located for Totteridge & Whetstone Underground Station (Northern Line), providing swift access to Central London with Whetstone High Road and its excellent range of shops. Sole Agent.





Grange Avenue, London, N20

Approximate Area = 5103 sq ft / 474.1 sq m (includes garage)

Limited Use Area(s) = 813 sq ft / 75.5 sq m

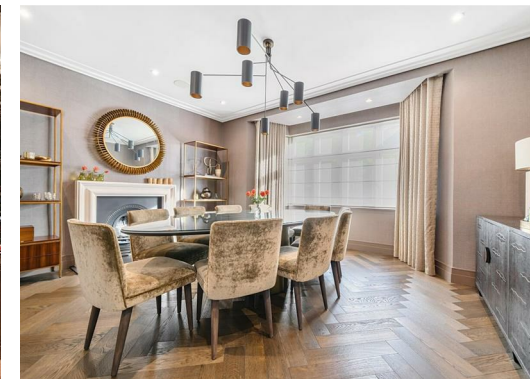
Sheds = 51 sq ft / 4.7 sq m

Total = 5967 sq ft / 554.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive		



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