

Totteridge Village, Totteridge, N20 8PR

Price Guide £2,995,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

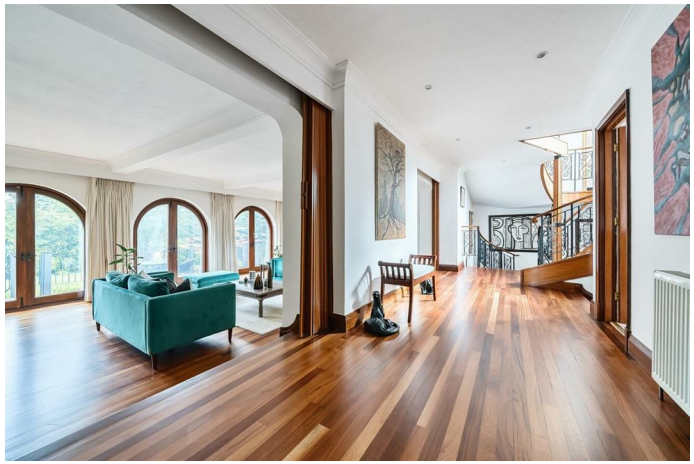
A unique and beautifully presented Andalusian style villa offering versatile living accommodation. comprising over 4200 sq. Ft, to inc an annexe which can also be used as space for guests, and a heated pool. Nestled in a very private, secluded location in the heart of Totteridge Village. Local amenities, schooling, transport links and eateries are within close proximity as are green spaces which welcome the public.

A vestibule with door to the garage, leads into a reception hallway with guest cloakroom. The house flows beautifully through the kitchen and adjoining utility room, to the dining room, tv room with sliding doors to the main sitting room featuring 3 sets of doors opening onto the terrace, and a study. In addition, there is a self-contained wing of living room, bedroom, shower and kitchen with its own doors into the garden. Upstairs, there is a stunning master suite with 3 sets of doors opening onto a terrace, plus two dressing rooms adjoining your bathroom. There are 2 further bedrooms, both en-suites, with doors from the landing to a wonderful terrace and view across the garden.

The secluded, landscaped garden has mature trees and flowering shrubs wrapping itself around the property, a natural pond to the rear and swimming pool to the side. There is ample off road driveway parking and large integral garage.

A very pretty location blending a rural conservation area for its country style living, the popular 'Orange Tree' pub only a short walk away, with the benefits of being within easy reach of Totteridge & Whetstone Northern line tube and High Road for its array of shops, restaurants and cafe bars.



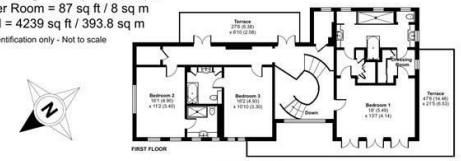


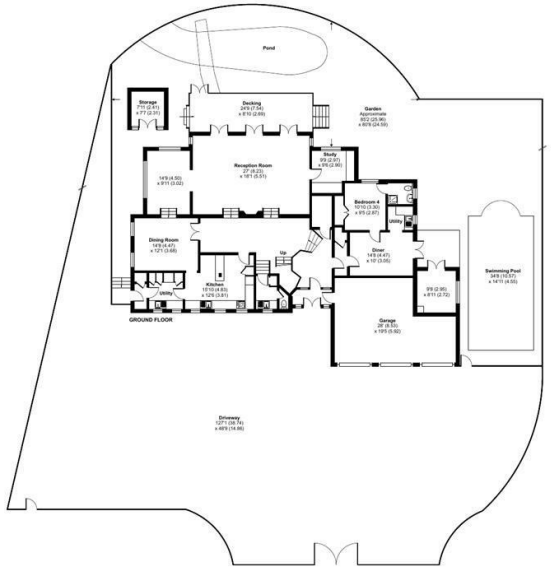



cacao

Totteridge Village, London, N20

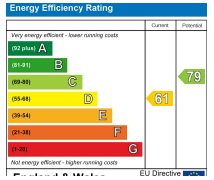
Approximate Area = 3634 sq ft / 337.6 sq m
Garage = 459 sq ft / 42.6 sq m
Outbuilding = 59 sq ft / 13.7 sq m
Boiler Room = 87 sq ft / 8 sq m
Total = 4239 sq ft / 393.8 sq m
For identification only - Not to scale





RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Real Estates. REF: 1116035

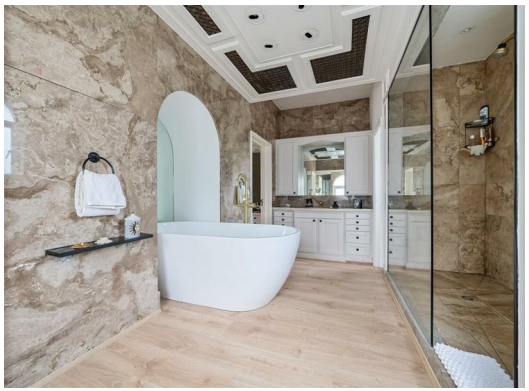














Real EstatesTotteridge Office:
32 Totteridge Lane
Totteridge N20 9QJ

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