



Willow End, Totteridge, N20 8EP  
£1,450,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

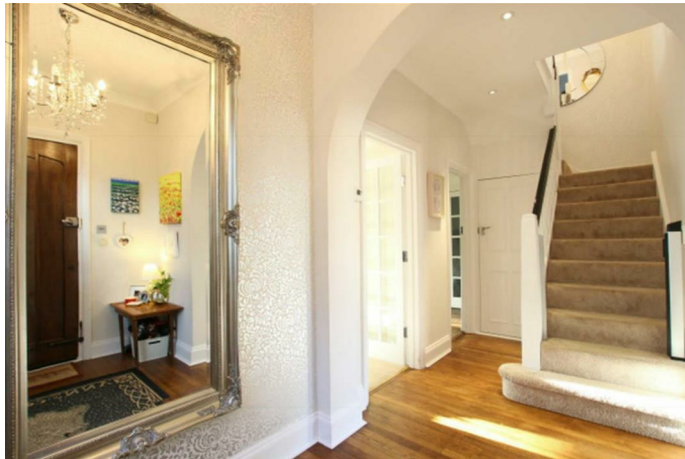
Situated in a very sought after prestigious cul de sac in the heart of Totteridge, we are delighted to offer this spacious 4 bedroom detached home located just a few moments from stunning countryside walks and only 10 minutes walk from Totteridge & Whetstone northern line tube station.

A newly built driveway provides ample off street parking and an outhouse provides a superb space for a home office or gymnasium. The ground floor of the property benefits from 3 bright reception rooms together with a further study with its own separate entrance.

2 sets of double doors give access to a very quiet and sun filled south facing garden. The first floor comprises 4 bedrooms and a family bathroom, the Master bedroom enjoys its own en suite together with a dressing room. There is a further large boarded loft space that currently provides ample storage space and has the potential to be converted into extra living accommodation.

Willow End is within the catchment area for a number of popular schools and the Orange Tree Pub/Restaurant is also a 5 minute walk.

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



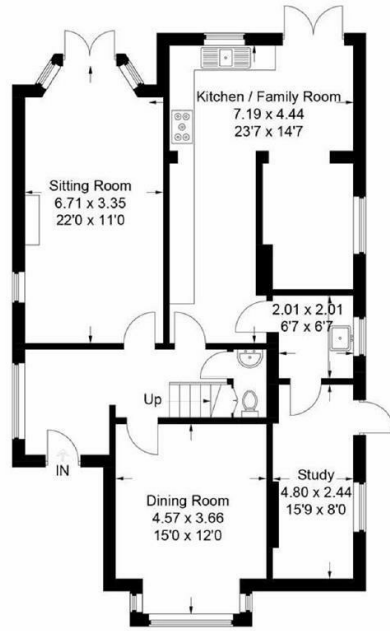


Approximate Gross Internal Area  
 Ground Floor = 95.6 sq m / 1029 sq ft  
 First Floor = 77.9 sq m / 838 sq ft  
 Outbuilding = 15.1 sq m / 162 sq ft  
 Total = 188.6 sq m / 2029 sq ft

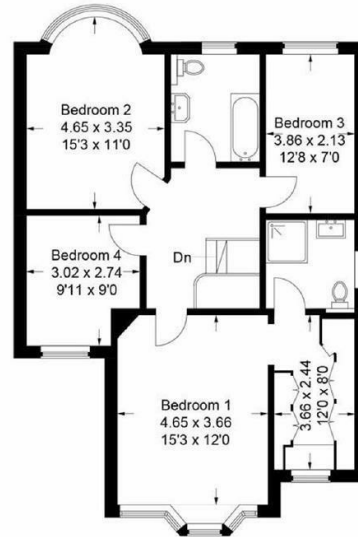


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		78
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	63	
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

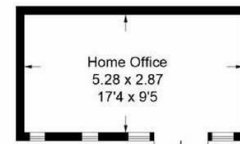
EU Directive



Ground Floor



First Floor



Outbuilding  
 (Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

