



**Totteridge Village**  
**Totteridge N20 8NX**  
**£3,850,000 Freehold**

# Totteridge Village , Totteridge

Built approx 17 years ago by renowned developers Octagon, a substantial 6 bedroom residence set back from the road and accessed via a private gated driveway providing off street parking for numerous cars.

Totteridge Village is conveniently situated for Totteridge & Whetstone Northern Line station, shops and restaurants at Whetstone High Road, and M25, M1 and A1(M) provide links to all major motorways and London airports.

**\* LARGE HALL WITH SWEEPING STAIRCASE \* GUEST CLOAKROOM \* 4 RECEPTIONS \* STUDY \* KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \* 6 BEDROOMS (5 WITH EN SUITE BATHROOMS) \* APPROX 170' SOUTH FACING LANDSCAPED GARDEN \* DOUBLE GARAGE \* OFF STREET PARKING \***

**ENTRANCE HALL 23'4 x 15'9 (7.11m x 4.80m)**

**RECEPTION ROOM 18'8 x 12' (5.69m x 3.66m)**

**LOUNGE 22'4 x 18'8 (6.81m x 5.69m)**

**DINING ROOM 18'1 x 15'9 (5.51m x 4.80m)**

**KITCHEN/BREAKFAST ROOM 27'3 x 20'8 (8.31m x 6.30m)**

**STUDY 17'6 x 11'10 (5.33m x 3.61m)**

**FAMILY ROOM 18'1 x 12'6 (5.51m x 3.81m)**

**UTILITY ROOM 12'10 x 7'3 (3.91m x 2.21m)**

**GUEST CLOAKROOM**

**1ST FLOOR:**

**MASTER BEDROOM 22'4 x 18'8 (6.81m x 5.69m)**  
With En Suite Dressing Room and Bathroom

**BEDROOM FOUR 18'8 x 14'9 (5.69m x 4.50m)**  
With En Suite Bathroom

**BEDROOM FIVE 14'9 x 13'9 (4.50m x 4.19m)**  
With En Suite Bathroom

**BEDROOM SIX 13'9 x 13'9 (4.19m x 4.19m)**  
With En Suite Shower Room

**2ND FLOOR:**

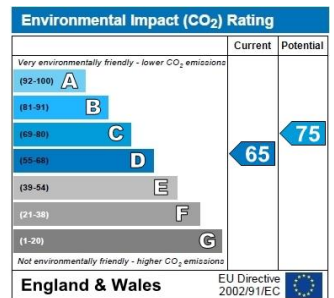
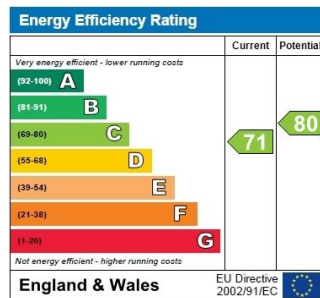
**BEDROOM TWO 27'4 x 17'5 (8.33m x 5.31m)**  
With En Suite Dressing Room and Bathroom

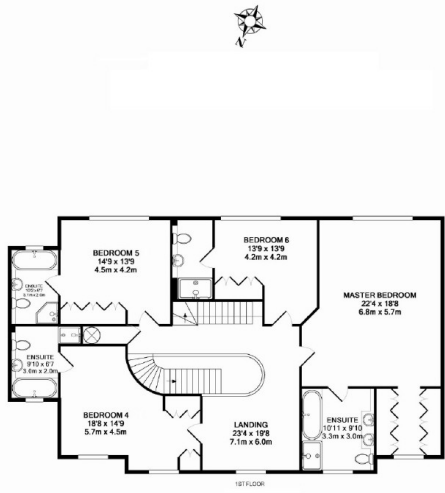
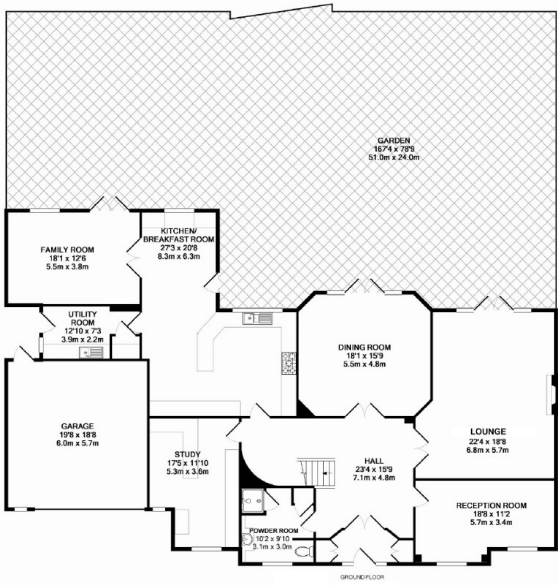
**BEDROOM THREE 27'4 x 15'1 (8.33m x 4.60m)**  
With En Suite Dressing Room

## Viewing:

By prior appointment with the vendors agent Real Estates Tel: 0208 445 3132

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TOTAL APPROX. FLOOR AREA 5653 SQ.FT. (525.2 SQ.M.)