



Established 1981

Estate Agents • Residential Sales  
Investments • Lettings

**Totteridge Office:**

74 Totteridge Lane  
Totteridge  
London N20 8QG

**Telephone: 020 8445 3132**

**Fax: 020 8445 4492**

Email: [totteridge@realestates-wsp.co.uk](mailto:totteridge@realestates-wsp.co.uk)

[www.realestates-wsp.co.uk](http://www.realestates-wsp.co.uk)



**Totteridge Village**  
**Totteridge N20 8PN**  
**Guide price £3,500,000 Freehold**

**Woodside Park Office:**

14/14A Sussex Ring, Woodside Park, London N12 7HX **Tel: 020 8445 6387 Fax: 020 8445 4492** Email: [info@realestates-wsp.co.uk](mailto:info@realestates-wsp.co.uk)

Real Estates on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars or any part of these particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of Real Estates or the Vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) Real Estates or any person in their employment has no authority to make or give any warranty or representation whatever in relation to these properties.

# Totteridge Village , Totteridge

An immaculate and imposing 5 bedroom, 4 bathroom detached family residence situated on the south side of Totteridge Village.

Located just 10 miles from Central London, Totteridge Village is surrounded by open Greenbelt countryside and offers a wealth of sporting facilities including South Herts Golf Club, Totteridge Tennis and Cricket Clubs and horse riding. Totteridge Green is home to the renowned and recently refurbished Orange Tree public house which dates back to 1665. Totteridge underground station (Northern Line) is easily accessible as is the multiple shopping centre at Whetstone which includes Marks & Spencer, Boots and Waitrose and a number of high class boutiques and restaurants. Junction 23 of the M25, A1M and M1, which provide fast routes to all major airports are also within easy reach, as is Brent Cross shopping centre. There is an excellent choice of schools in the area both public and independent with school coaches providing collection from The Orange Tree in Totteridge Village.

The property has the added benefit of a heated swimming pool, set in the beautifully maintained grounds.

Early viewing strongly recommended by Vendors Sole Agents.

**ENTRANCE HALL**

**BEDROOM 15'5 x 14'7 (4.70m x 4.45m)**

**RECEPTION 26'3 x 14'9 (8.00m x 4.50m)**

**EN SUITE SHOWER ROOM**

**RECEPTION 16'11 x 16'5 (5.16m x 5.00m)**

**2ND FLOOR:**

**KITCHEN/BREAKFAST ROOM 27'9 x 14' (8.46m x 4.27m)**

**BEDROOM 18'6 x 15'9 (5.64m x 4.80m)**

**FAMILY ROOM 22'1 x 15'7 (6.73m x 4.75m)**

**BEDROOM 15'9 x 10'11 (4.80m x 3.33m)**

**UTILITY ROOM 10'8 x 6'8 (3.25m x 2.03m)**

**BATHROOM**

**STUDY 10'11 x 10'7 (3.33m x 3.23m)**

**EXTERIOR:**

**GUEST CLOAKROOM**

**GARAGE 19'3 x 10' (5.87m x 3.05m)**

**GYM**

**Viewing:**

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

**1ST FLOOR:**

**MASTER BEDROOM 16'11 x 16'5 (5.16m x 5.00m)**

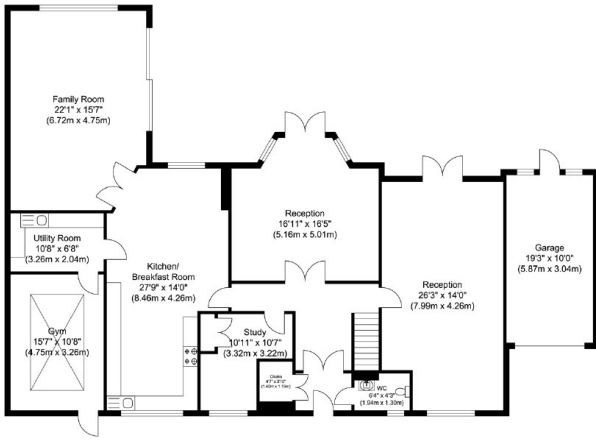
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**DRESSING ROOM 14'9 x 7'3 (4.50m x 2.21m)**

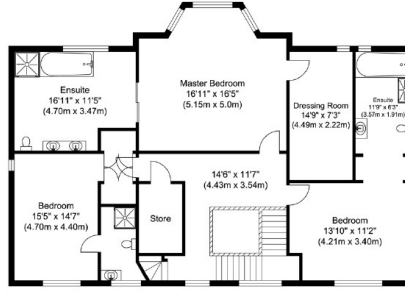
**EN SUITE BATHROOM 16'11 x 11'5 (4.92m x 3.48m)**

**BEDROOM 13'10 x 11'2 (4.22m x 3.40m)**

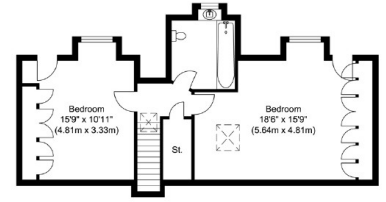
**EN SUITE BATHROOM**



Ground Floor  
Approximate Floor Area  
2055.90 sq. ft.  
(191.0 sq. m)



First Floor  
Approximate Floor Area  
1248.50 sq. ft.  
(115.99 sq. m)



Second Floor  
Approximate Floor Area  
598.36 sq. ft.  
(55.59 sq. m)

Total Floor Area  
Approximate Floor Area  
3902.77 sq. ft.  
(362.58 sq. m)