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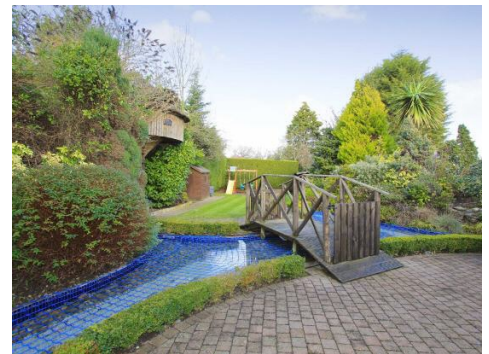
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**Laurel Way**  
**Totteridge N20 8HU**  
**£1,350,000 Freehold**

**Woodside Park Office:**

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# Laurel Way , Totteridge

An opportunity to acquire a refurbished detached family home arranged over 3 floors, and boasting a mature landscaped rear garden.

Situated in this sought after location close to Totteridge Green, the property comprises 4 bedrooms, 2 bath/shower rooms, fitted kitchen/family room, 2 further receptions, guest cloakroom, utility room, master bedroom with stairs to mezzanine floor with en suite bathroom and dressing room.

## ENTRANCE HALL

## GUEST CLOAKROOM

## KITCHEN/FAMILY ROOM 23'7 x 21'2 (7.19m x 6.45m)

Range of solid oak wall and base units with granite worktops, tumbled marble tiling and integrated appliances. Seating area overlooking garden and water feature. Side and rear aspect.

## LIVING ROOM/HOME CINEMA 19'3 x 18'7 (5.87m x 5.66m)

Timber open vaulted ceiling with facing brickwork walls, large built-in screen, projector and sound system. Blackout blinds. Solid oak floors. Contemporary feature gas fireplace. Large seating area overlooking garden and water feature.

## DINING ROOM 16'7 x 13'9 (5.05m x 4.19m)

Solid oak flooring. Built-in sound system. Gas open flame limestone fireplace. Front aspect.

## 1ST FLOOR LANDING

## MASTER BEDROOM 16'8 x 10'7 (5.08m x 3.23m)

Built-in flat screen tv, sound system, electrically operated blackout window blinds, LED mood lighting, air-conditioning. Contemporary built-in wardrobes. Contemporary ribbon staircase constructed in solid mahogany and glass to:

## DRESSING AREA & EN SUITE BATHROOM

## BEDROOM TWO 12'6 x 9'11 (3.81m x 3.02m)

Vaulted timber ceiling with double height windows overlooking garden, blackout blinds and feature louvred blinds.

## BEDROOM THREE 11' x 10' (3.35m x 3.05m)

Built-in wardrobes, blackout blinds. Rear aspect.

## BEDROOM FOUR 9'8 x 6'8 (2.95m x 2.03m)

Built-in cupboards. Front aspect.

## FAMILY BATHROOM

## EXTERIOR:

## LANDSCAPED REAR GARDEN approx 85' x 36' (approx 25.91m x 10.97m)

Large water feature with low maintenance pump housing and filtration systems and integration lighting, raised private areas, thatched tree house incorporating children's play area, automated irrigation system, featured lighting, 2 sheds with power and light.

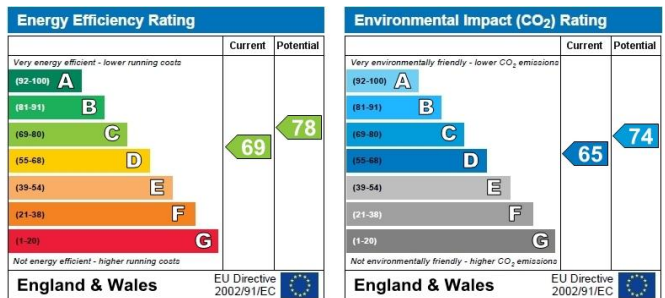
## GARAGE 15'6 x 8'8 (4.72m x 2.64m)

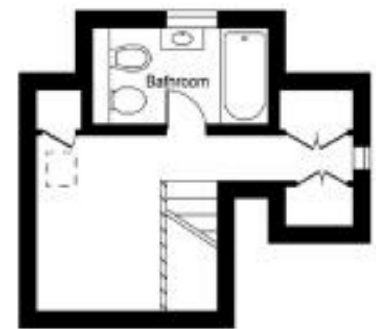
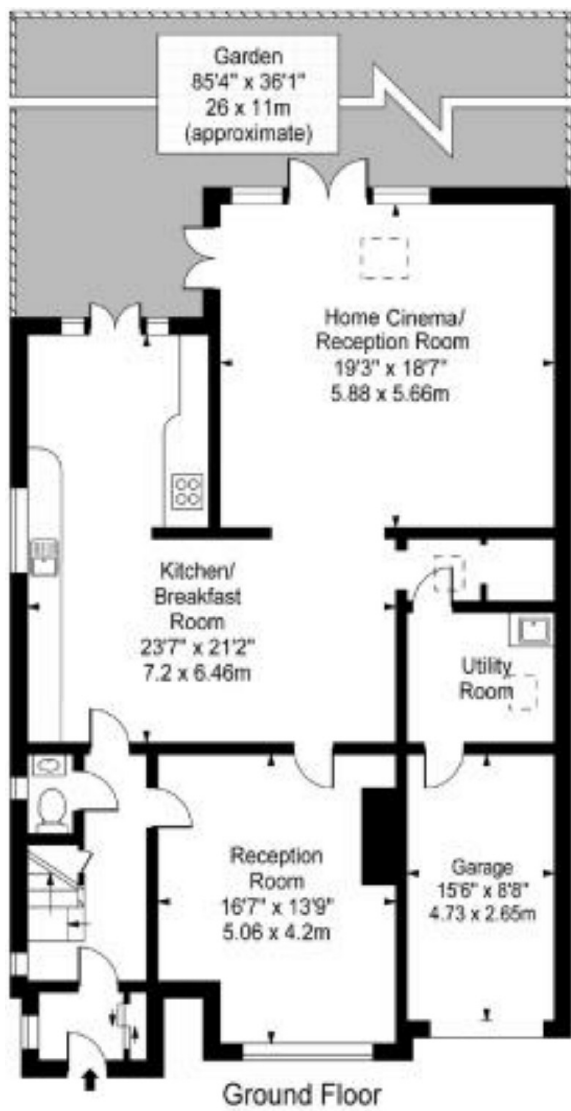
Power and light, water supply, boiler with remote control programming/thermostat. Electrically operated remote controlled door and gate into property.

## Viewing:

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

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**Approx. Gross Internal Area 2253 Sq Ft - 209.34 Sq M  
(Including Garage)**