



'TALL TREES', 129 TOTTERIDGE LANE, LONDON N20 8NS

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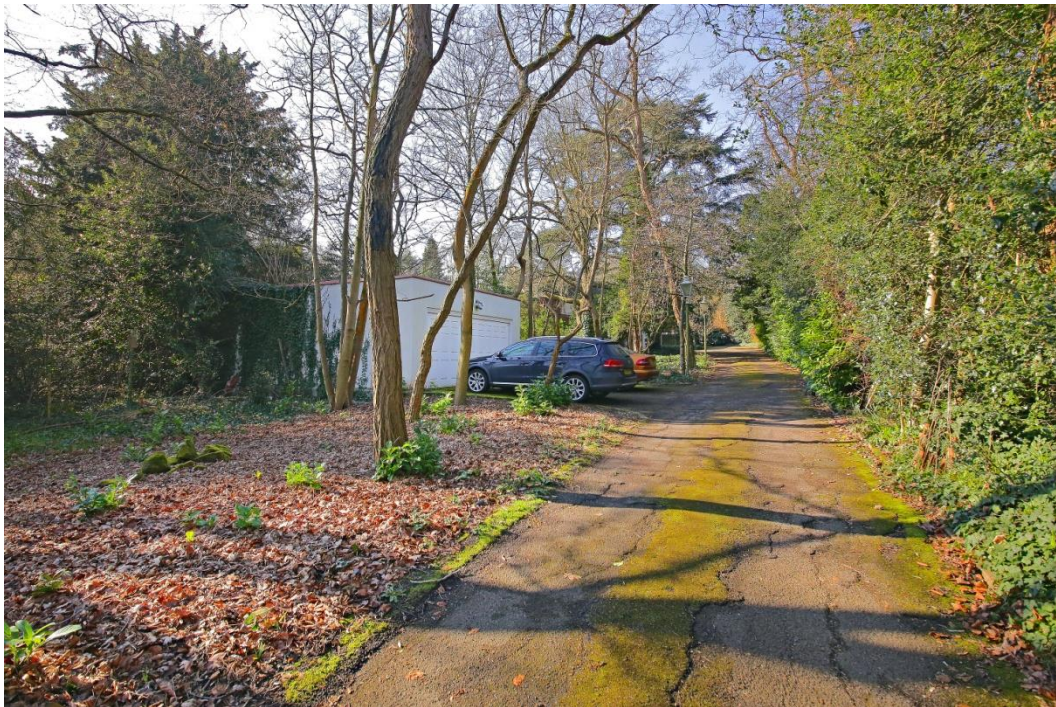
FIRST TIME ON THE MARKET IN 60 YEARS, 'TALL TREES' IS A SUBSTANTIAL LOW BUILT HOUSE NESTLING IN ABOUT 1.9 ACRES AND SET BACK FROM TOTTERIDGE LANE. THE HOUSE, IS ARRANGED OVER APPROX 4,200 SQFT AND NOW IN NEED OF COMPLETE REFURBISHMENT, IS APPROACHED VIA A LONG DRIVEWAY WITH DETACHED GARAGE BLOCK OPENING ONTO EXTENSIVE PARKING ON A PAVED DRIVEWAY.

THE ACCOMMODATION COMPRISES: 3 - 4 RECEPTION ROOMS, 25' KITCHEN BREAKFAST ROOM, GUEST CLOAKROOM. MASTER BEDROOM SUITE WITH DRESSING AREA AND ENSUITE BATHROOM, 3 FURTHER BEDROOMS, ENS SHOWER ROOM, SEPARATE BATHROOM, ADDITIONAL ANNEXE COMPRISING RECEPTION ROOM, BEDROOM, BATHROOM AND KITCHEN. INTEGRAL DOUBLE GARAGE PLUS SEPARATE DETACHED DOUBLE GARAGE (520 SQFT), OFF STREET PARKING FOR SEVERAL CARS.

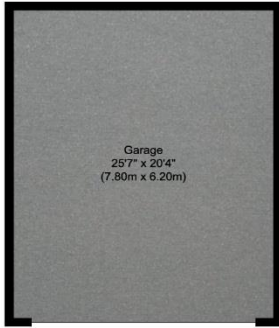
THE GARDENS AND GROUNDS EXTEND TO APPROXIMATELY 1.9 ACRES AND COMPRISES UPPER PATIO AREA LEADING TO MIDDLE GARDEN AND POND AND ONTO REAR GARDENS.

GUIDE PRICE £3,500,000, FREEHOLD

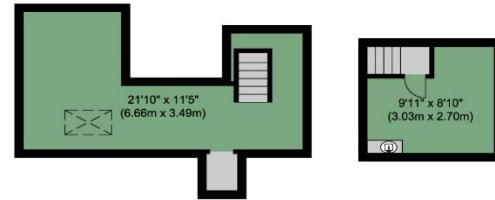
JOINT SOLE AGENT







Garage
Approximate Floor Area
520.54 sq. ft.
(48.36 sq. m)



Loft Spaces
Approximate Floor Area
284.27 sq. ft.
(26.41 sq. m)



Ground Floor
Approximate Floor Area
2643.50 sq. ft.
(245.59 sq. m)



First Floor
Approximate Floor Area
1339.24 sq. ft.
(124.42 sq. m)

Total Floor Area
Approximate Floor Area
4787.57 sq. ft.
(444.78 sq. m)

Site Plan



129 Totteridge Lane, N20

Site = 1.9 Acres Approx

Scale = 1:1250

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PLEASE NOTE:

- VIEWING IS STRICTLY BY APPOINTMENT AS THERE ARE GUARD DOGS AND SECURITY ON SITE
- OFFERS ARE TO BE MADE ON AN UNCONDITIONAL BASIS ONLY

JOINT SOLE AGENT

Real Estates

74 Totteridge Lane, Totteridge N20 8QG

020 8445 3132



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