

Barnet Lane, Totteridge, N20 8AU

Price Guide £1,300,000 Freehold Council Tax Band G

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Real Estates are delighted to offer for sale this beautifully presented and recently refurbished DETACHED family home, situated in a sought-after location opposite Greenbelt land and near South Herts Golf Club. Also within walking distance of The Orange Tree public house, Totteridge Green and Common.

The ground floor accommodation comprises a spacious entrance hall, kitchen/breakfast room leading into a reception room (currently used as a playroom but could be a dining room if preferred), further large separate reception, 3rd bedroom, study/5th bedroom, utility room and guest cloakroom. To the 1st floor there are 3 bedrooms and 2 bathrooms (1 en suite). The master suite benefits from a walk-in closet. Benefits include air conditioning to playroom, Kitchen and first floor bedrooms. Additionally under floor heating to majority of downstairs.

Externally, there is additional storage to front, off street parking for several cars and a mature 118 FT SOUTH-WEST FACING rear garden.

Early viewing highly recommended via the sellers sole agent.





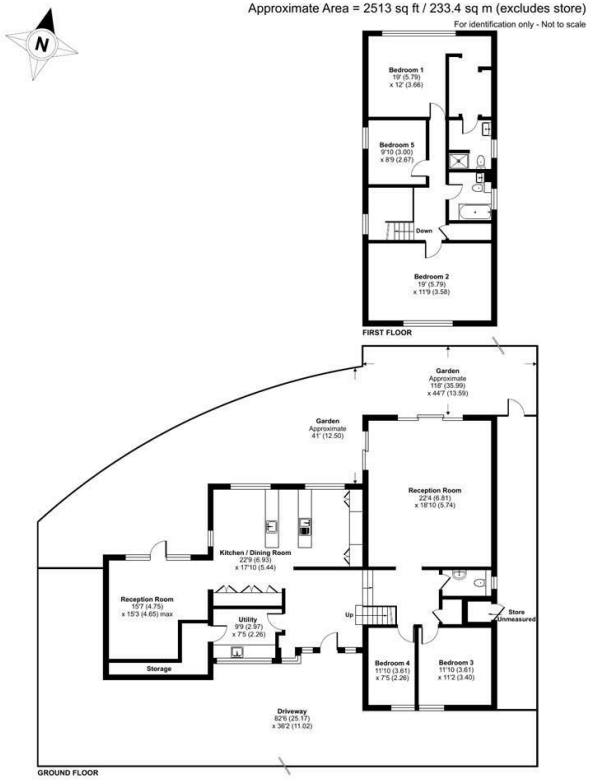



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AROUND THE FARM
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my first
POKE-A-DOT

Barnet Lane, Totteridge, N20

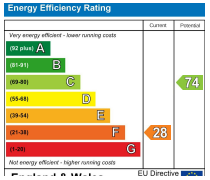
Approximate Area = 2513 sq ft / 233.4 sq m (excludes store)

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Real Estates. REF: 1084566















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