



Northcliffe Drive, Totteridge, N20 8JX

Price Guide £3,450,000 Freehold

Council Tax Band H

**REAL ESTATES**  
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**\*CHAIN FREE\*** Real Estates are delighted to offer for sale this picturesque Tudor style detached residence with immense charm and character, located in one of the area's most sought after roads in the heart of Totteridge Village. The location has a semi-rural feel and yet is still within walking distance of Totteridge and Whetstone underground station (Northern Line), Totteridge Green, The Orange Tree Public House, Totteridge Cricket Club and South Herts Golf Club.

You enter via the wonderful reception hall with feature staircase and doors leading to a beamed triple aspect lounge, glazed sitting/music room, beamed dining room, fitted kitchen/breakfast room, utility room, guest cloakroom, vaulted family room with steps leading to study are all prominent features to the ground floor. The 1st floor features a spacious principal bedroom with walk in wardrobe and en suite bathroom, 4 further bedrooms, 2 further bathrooms (1 en suite), and stairs leading to the 2nd floor provide bedrooms 6 and 7 with a walk in wardrobe and the 4th bathroom.

Open beams, Tudor styling, Norfolk latches, solid wooden flooring, open fireplaces, diamond leaded windows are all prominent features within this amazing home, which is truly rare to the market. Externally there is a beautifully landscaped garden with large terrace and a double garage which is currently used as a gymnasium.









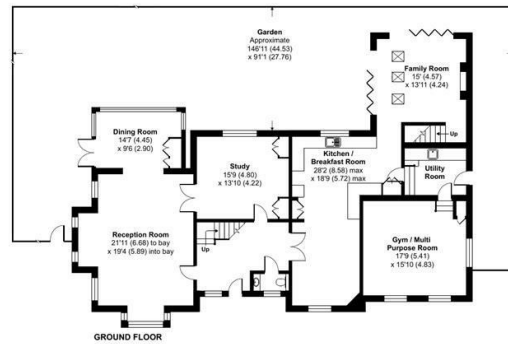
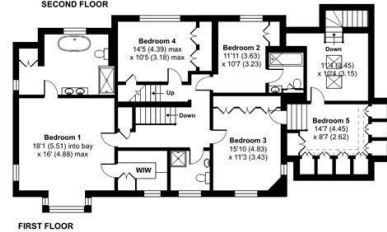
## Northcliffe Drive, London, N20

Approximate Area = 4138 sq ft / 384.4 sq m

Limited Use Area(s) = 116 sq ft / 10.7 sq m

Total = 4254 sq ft / 395.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Real Estates - REF: 953780.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		73
B (81-91)		
C (69-80)		
D (55-68)		53
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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