



THE COACH HOUSE,
46a Totteridge Common, Totteridge, N20 8ND

THE COACH HOUSE

Charming Detached Home in the Heart of Totteridge Common.

Situated in a prime position, this beautifully presented detached home seamlessly blends historic charm with modern living. Originally a Coach House dating back to the late 1800s, the property offers bright and spacious accommodation throughout.

This stunning residence features four generous bedrooms and three bathrooms, including a luxurious principal bedroom with an en-suite. The ground floor boasts fantastic entertainment space, perfect for hosting guests, while the wrap-around garden provides a peaceful outdoor retreat.

An impressive gated driveway leads to a separate garage, ensuring both convenience and security. A rare opportunity to acquire a unique character home in a highly sought-after location.

A rare opportunity to own a unique character home in a highly sought-after location.

Located just 10 miles from Central London, Totteridge Common, which is the areas premier address, 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 Orange Tree public house which dates back to 1665. There is an excellent choice of schools in the area, both public and independent, which include HABS, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's. Many schools operate their coach service through Totteridge with school coaches providing collection and delivery from The Orange Tree in Totteridge Village.

Totteridge underground station (Northern Line) and Mill Hill (Main Line), are easily accessible as is the multiple shopping centre at Mill Hill and 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 distance as is Brent Cross shopping centre.

Local Authority: Barnet
Tax Band: H
Tenure: Freehold









































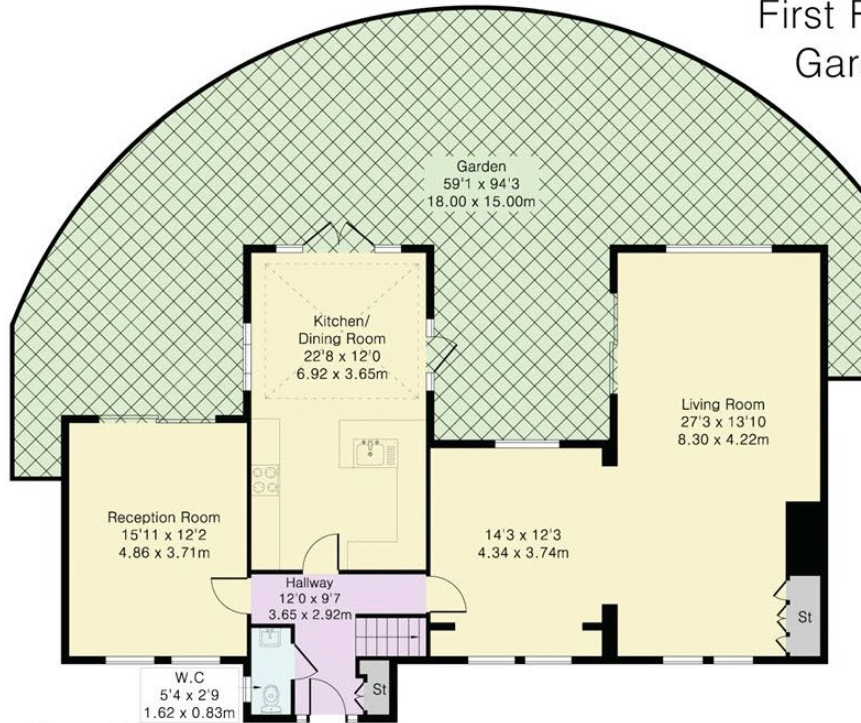


Approximate Gross Internal Area 2455 sq ft - 228 sq m

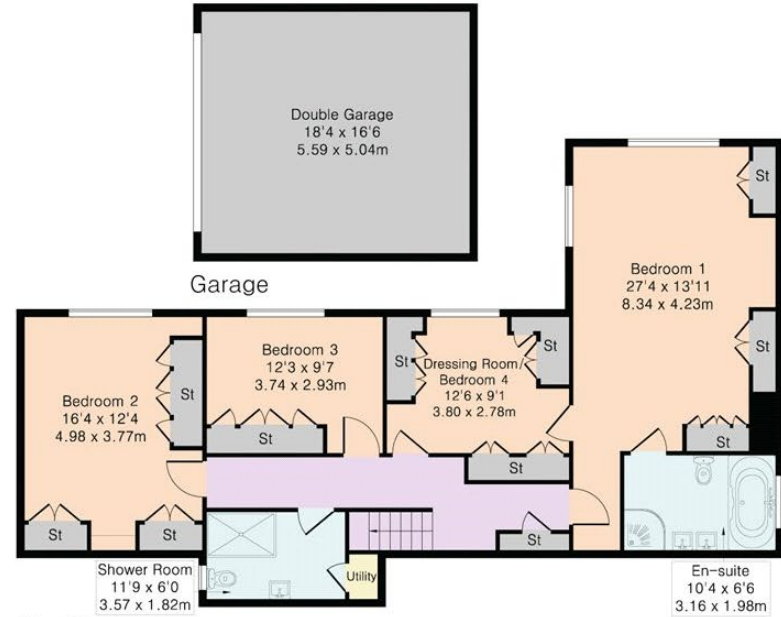
Ground Floor Area 1134 sq ft – 105 sq m

First Floor Area 1018 sq ft – 95 sq m

Garage Area 303 sq ft – 28 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



STATONS
TOTTERIDGE

28-30 Totteridge Lane, Totteridge, London, N20 9QJ

Tel: 020 8445 3694

Email: totteridge@statons.com

STATONS
www.statons.com