



12 THE PASTURES,
Totteridge, N20 8AN



12 THE PASTURES

Welcome to this stunning detached 6-bedroom house located in a prime cul-de-sac in the heart of Totteridge.

This home features a spacious garden, ample off-street parking, and a double garage, and is perfect for those seeking luxury and space.

Approached via a large reception hall entrance the ground floor features a bright and spacious 'L' shaped living room and dining area ideal for hosting guests, with a featured bar area,, a modern well designed feature kitchen with integrated appliances, and a separate breakfast area.

The upper floors house the 6 well-appointed bedrooms, including a master suite with a stunning en-suite bathroom. The property also benefits from additional features such as a study room, utility room, and ample storage space.

Situated within easy reach of local amenities, schools, and transport links, this house offers the perfect blend of comfort, convenience, and style. Don't miss out on the opportunity to make this stunning property your new home. Contact us to arrange a viewing today.



Local Authority: Barnet
Tax Band: H
Tenure: Freehold





























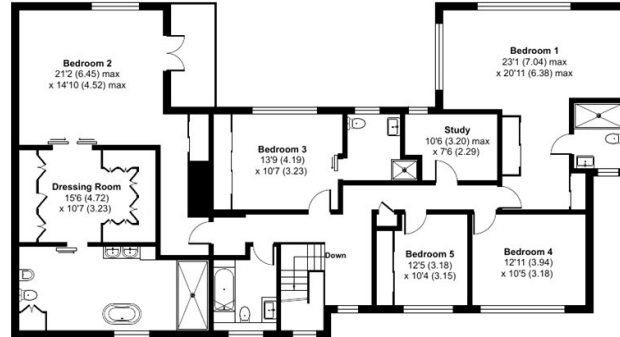




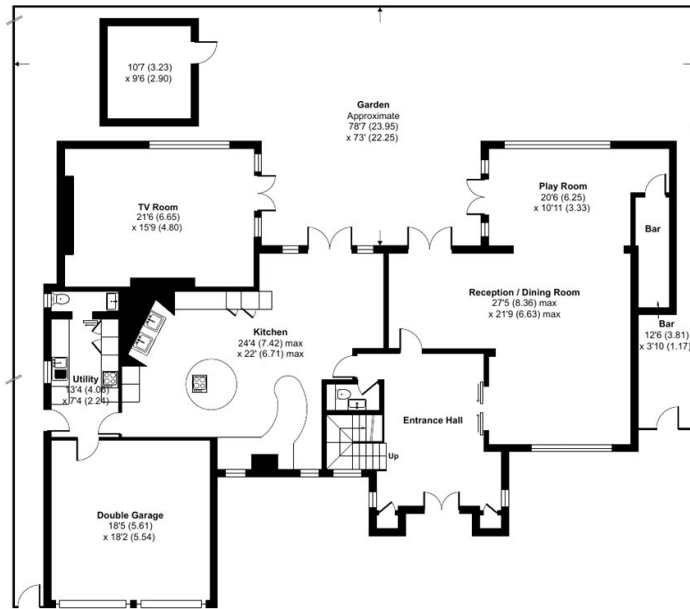
The Pastures, London, N20

Approximate Area = 4038 sq ft / 375.1 sq m
 Garage = 327 sq ft / 30.3 sq m
 Outbuilding = 100 sq ft / 9.2 sq m
 Total = 4465 sq ft / 414.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	69	78
(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.



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