



WHITE ORCHARDS,
London, N20 8AQ



4 White Orchards

A well presented contemporary style 6 bedroom detached residence, in a private setting being in a corner of this desirable cul de sac in the heart of Totteridge Village, close to open Greenbelt countryside, South Herts Golf Club. The Orange Tree public house, and the open spaces of Totteridge Green and Totteridge Common.

This split level detached home offers 3200 sq ft of bright and spacious accommodation set out over 3 floors, with the added benefit of a double garage which is approached via a large driveway providing off street parking for several cars. A beautifully maintained rear garden bordered by mature trees and shrubs completes this lovely property.

White Orchards is situated in the heart of Totteridge, providing convenient access to the boutiques, cafes and restaurants of Whetstone High Road, as well as first-class schooling and places of worship. Totteridge & Whetstone (Northern Line) tube station is nearby, as well as road links into and out of London being accessible.



Local Authority: Barnet
Tax Band: H
Tenure: Freehold





































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Approximate Area = 3200 sq ft / 297.3 sq m (excludes void)

Limited Use Area(s) = 121 sq ft / 11.2 sq m

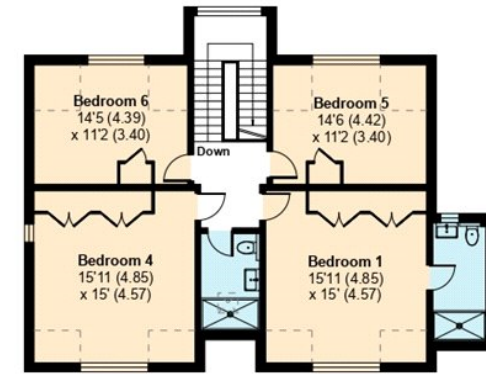
Garage = 329 sq ft / 30.6 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 3758 sq ft / 349.1 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(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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