



Beaconsfield Cottages

Totteridge Green, Totteridge, London N20 8PD



2 Beaconsfield Cottages, Totteridge Green London N20 8PD

Nestled in the idyllic heart of Totteridge Green, this charming two double-bedroom cottage exudes immense charm and character. Perfectly blending traditional features with modern living, this delightful home offers a warm and inviting ambiance throughout. The property showcases well-proportioned living space, complemented by period details that add to its unique appeal. The cozy interiors are ideal for those seeking a tranquil retreat, while the cottage's enviable location provides picturesque views and a peaceful setting.

Surrounded by the beauty of Totteridge Green, this property offers a rare opportunity to embrace village-style living with convenient access to nearby amenities and excellent transport links. A true gem for those looking for charm, comfort, and an exceptional location.

Totteridge is just ten miles from central London yet is surrounded by greenbelt countryside and offers a wealth of first-class sporting facilities including Totteridge Cricket Club, Totteridge Tennis Club and South Herts Golf Club. Totteridge has an excellent choice of both public and independent schooling with coaches providing collection from the Orange Tree in Totteridge Village and offers a wide selection of shops and restaurants in Whetstone including Marks & Spencer, Boots and Waitrose. Transport links are provided by Totteridge & Whetstone Underground Station (Northern Line) and good road links, with the M25, A1(M) and M1 all close by giving fast routes to major airports, central London and beyond.









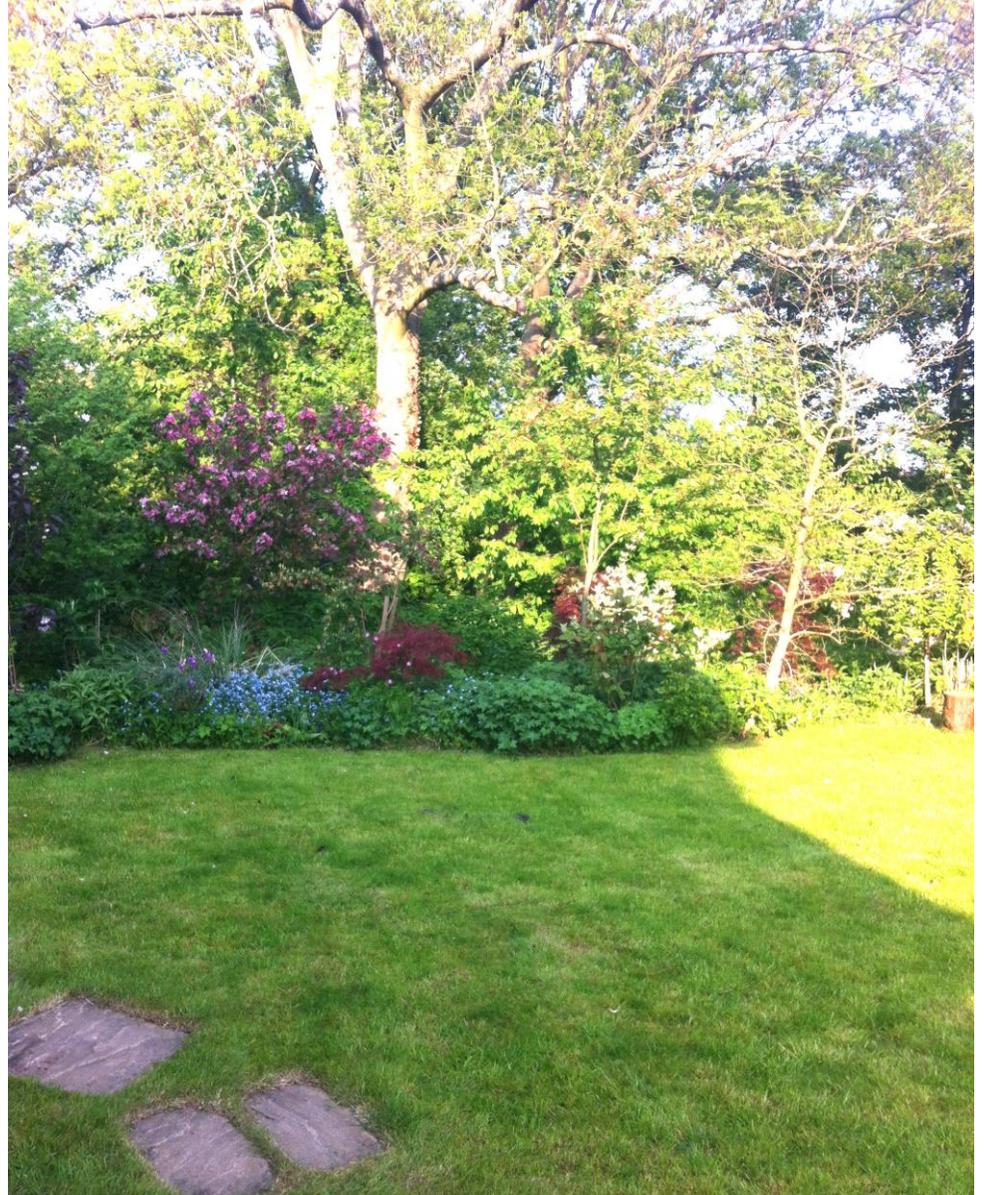














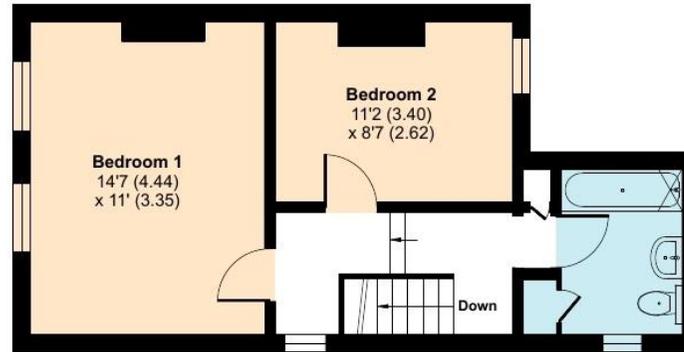


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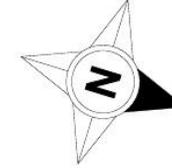
Approximate Area = 930 sq ft / 86.3 sq m

For identification only - Not to scale

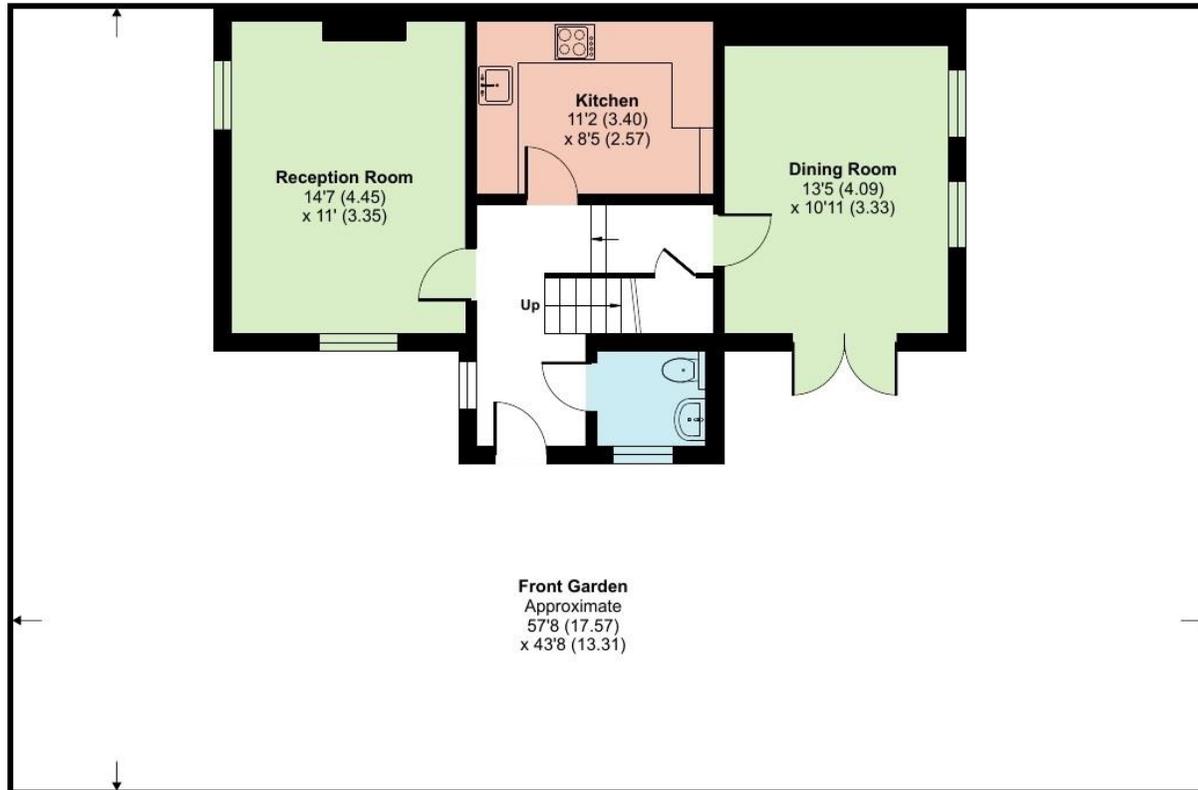
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FIRST FLOOR



Local Authority:
London Borough of
Barnet
Council Tax Band: F
FREEHOLD



GROUND FLOOR

Front Garden
Approximate
57'8 (17.57)
x 43'8 (13.31)

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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TOTTERIDGE**

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