


# Pine Grove,

## Totteridge, London, N20

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A SUBSTANTIAL FAMILY HOME IN ONE OF TOTTERIDGE'S MOST SOUGHT-AFTER ROADS, BACKING DIRECTLY ONTO THE GOLF COURSE

Situated on the prestigious Pine Grove, Totteridge, this impressive detached family home offers a rare opportunity to acquire a substantial residence in an enviable setting, backing directly onto the golf course.

The property has been well maintained and updated over the years, offering beautifully proportioned accommodation arranged over three floors, including an integrated garage.

The ground floor provides generous reception space, including two reception rooms, a separate dining room and a spacious kitchen/breakfast room, together with a utility room and integral garage. The upper floors offer five bedrooms, complemented by a selection of bathrooms and additional eaves storage.

Externally, the property enjoys a particularly attractive rear garden, featuring a swimming pool and extensive terrace areas, providing an excellent setting for entertaining and family enjoyment, with the added benefit of a wonderful outlook backing onto the golf course.

Whilst ready to enjoy as it stands, the property also offers considerable scope for further enhancement, reconfiguration and potentially extending the existing accommodation, subject to the necessary planning permissions and building regulations.

Pine Grove is widely regarded as one of Totteridge's most desirable residential addresses, making this an exceptional opportunity for families seeking space, privacy, location and the potential to create something truly special.

** Chain Free **This prime location offers 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.

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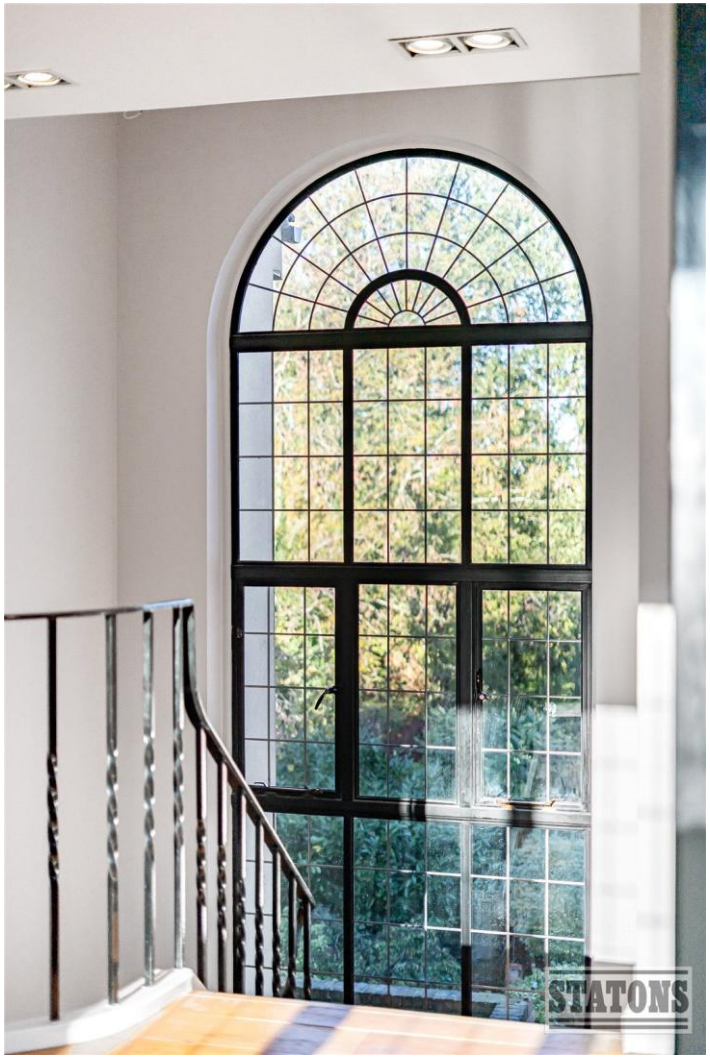
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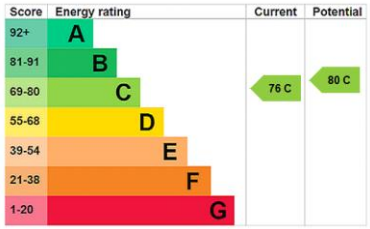
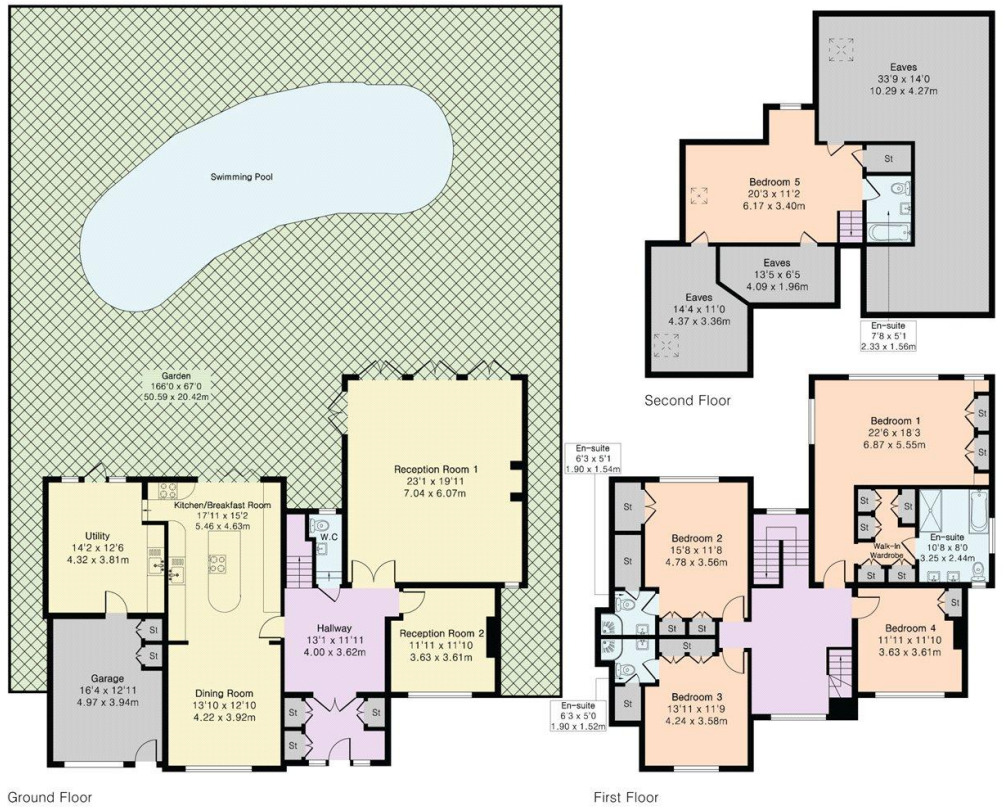



**Local Authority:** Barnet
**Council Tax Band:** D
**Tenure:** FREEHOLD

## Approximate Gross Internal Area 3622 sq ft - 336 sq m
## (Including Garage)

Ground Floor Area 1833 sq ft – 170 sq m
First Floor Area 1410 sq ft – 131 sq m
Second Floor Area 379 sq ft – 35 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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The Property Ombudsman

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