

Orchard House,

Totteridge Village, London, N20

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A Charming Chalet Bungalow with an Exceptional Garden & Outstanding Potential, Totteridge Village.

Situated in the heart of the highly sought-after Totteridge Village, this charming chalet-style bungalow presents a rare opportunity to acquire a property with an exceptional garden, considerable scope for improvement and enormous potential to create a truly outstanding family home.

Occupying a wonderful plot, the property is surrounded by mature greenery and enjoys a particularly impressive rear garden, featuring an established orchard and an abundance of established trees and planting, creating a wonderfully private and tranquil setting.

The existing accommodation extends to approximately 2,357 sq ft, arranged over two floors, and offers well-proportioned reception areas, a generous kitchen, three bedrooms and additional bathroom and en-suite facilities. A detached double garage further enhances the property's appeal.

Whilst the property has been maintained and offers comfortable accommodation in its current form, its real attraction lies in the exciting opportunities it presents. There is considerable potential to extend, enlarge or completely remodel the existing accommodation, subject to the necessary planning permissions and consents, allowing an incoming purchaser to create a substantial bespoke residence tailored to their own requirements.

The magnificent garden is undoubtedly one of the property's greatest assets, offering space, privacy and a wonderful connection with nature. The established orchard adds a particularly special character, making this an ideal setting for those seeking a more relaxed village lifestyle.

Properties offering such generous gardens, a double garage and this level of future potential are increasingly difficult to find in Totteridge Village.

An exceptional opportunity to acquire a property in a prime village location, with the chance to unlock its full potential and create a magnificent home for the future.


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Local Authority: Barnet
Council Tax Band: G
Tenure: FREEHOLD

Approximate Gross Internal Area 2357 sq ft - 219 sq m

Ground Floor Area 1397 sq ft – 130 sq m
First Floor Area 960 sq ft – 89 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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