



YORK LODGE

PINE GROVE | TOTTERIDGE, LONDON, N20



**** BACKING ONTO SOUTH HERTS
GOLF COURSE WITH PLANNING
PERMISSION TO EXTEND ****

Set In one of Totteridge's most premier roads is this imposing and substantial Georgian style detached family home with approximately 5,800 square feet of living space.

This superb and modern family residence is backing directly onto South Herts Golf Club offering magnificent views. Pine Grove is a popular tree-lined turning which provides convenient access to a wide range of local shops, restaurants and transport links with the open spaces of Totteridge Green and The Common close by.





You enter the ground floor into a bright and spacious entrance hall which leads through to four reception rooms including an extremely large living/dining room plus a morning room and separate family room, a cloakroom/WC as well as a good-sized kitchen/breakfast room with a suite of fully integrated appliances, breakfast bar and space for a dining table and chairs.

The garden level benefits from a fantastic entertainment room, currently being used for a pool table with doors leading out to the rear garden, a guest bedroom with en-suite shower room, access to the double garage, a guest cloakroom/WC and a large utility room with an abundance of extra storage space.

The first floor opens up into a spacious galleried landing and consists of a fantastic master bedroom which includes a balcony overlooking the stunning rear garden, a dressing room and en-suite bathroom. There are three further double bedrooms, two of which benefit from en-suite bathrooms and fitted wardrobes.

The second floor comprises of two large bedrooms including an en-suite shower room to bedroom four and a guest bathroom to service bedroom five.

The front of the property provides off-street parking for numerous cars, a well-manicured front garden as well as access to the double garage via electric up and over door.

The rear of the property benefits from a stunning and beautifully maintained rear garden which has been mainly laid to lawn and provides views over to South Herts Golf Club, there is a large patio area providing ideal space for entertaining. Direct gated access to golf course for both playing and social members by arrangement. Call for further information.

PLEASE NOTE: We understand that planning permission was granted for a single storey rear extension at the garden level with balcony above incorporating additional windows in front elevation. Roof alterations including increasing pitch and the incorporation of dormer windows to front and rear elevations and rooflights to both flank elevations . PLEASE SEE ATTACHED PLANS.

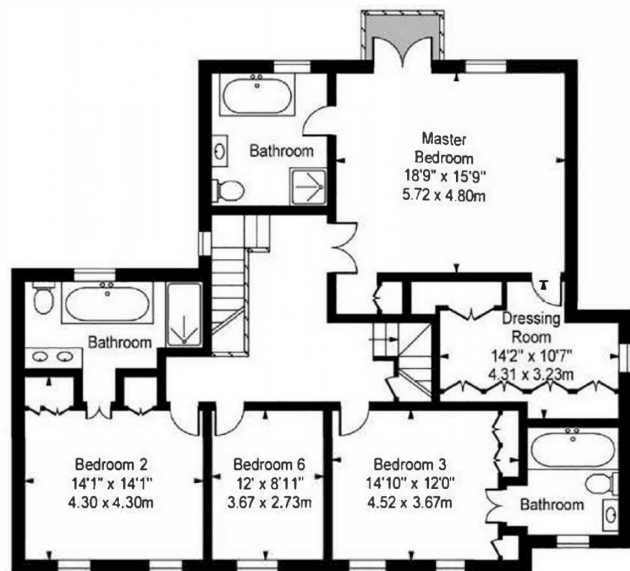




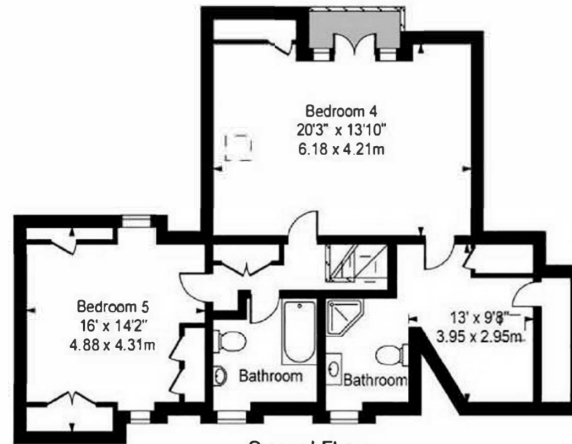




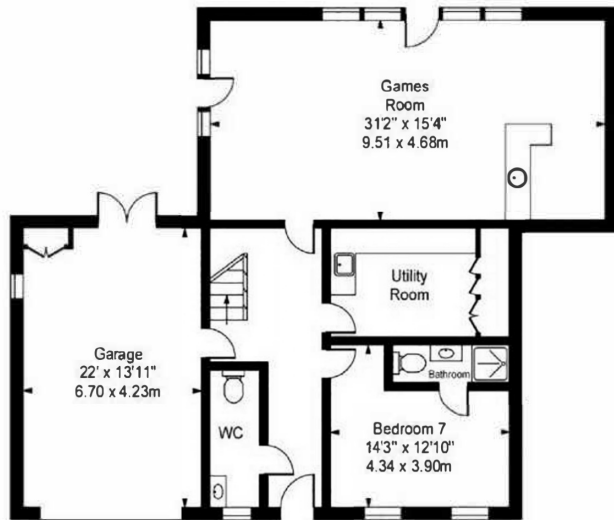




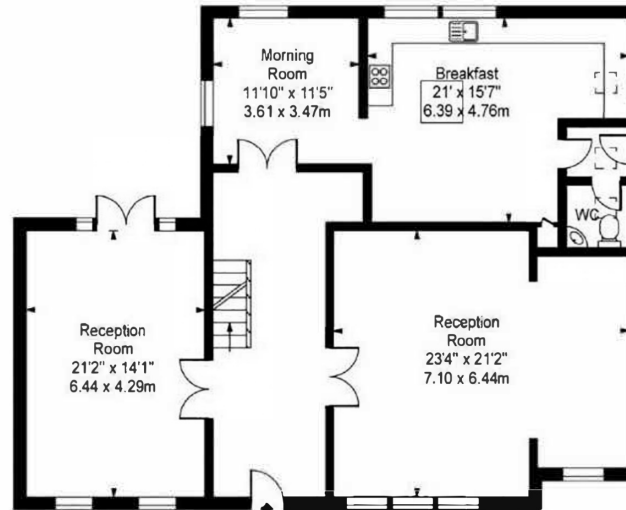
First Floor



Second Floor



Garden Floor



Ground Floor

**Approx. Gross Internal Area 5207 Sq Ft - 483.76 Sq M
(Including Garage)**



STATONS TOTTERIDGE

28-30 Totteridge Lane, Totteridge

LONDON N20 9QU

totteridge@statons.com

+44 (0)20 8445 3694

DISCLAIMER: As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.