



Grange Avenue
Totteridge, N20

Grange Avenue

NEW INSTRUCTION - Substantial five bedroom detached family residence with carriage driveway located on one of the premier roads Totteridge with planning permission to extend which has now expired.

Upon entry to this imposing, double fronted property you are greeted by a bright and spacious entrance hallway which leads onto a number of impressive rooms with lovely high ceilings throughout which include a reception room, dining room with bay window, additional reception room opening up onto the tranquil rear garden, kitchen/breakfast room with the kitchen offering a range of wall and base units. There is also a separate utility room and downstairs w/c.

To the first floor the spacious landing area leads onto five bedrooms with the master bedroom offering a dressing room and an en suite with separate bath and shower. Bedroom two also offers a range of wardrobe space and an en suite. There are three additional bedrooms as well as a main family bathroom.

An ideal home for both family living and entertaining.

The property is approached via a paved carriage driveway offering off street parking for several cars. There is also a double garage to provide additional parking/storage or could be converted into additional living space or a gym. The mature South - West facing rear garden measures approx. 98 ft wide and 163 ft deep.

Please note: Planning permission had been granted (ref 20/4035/HSE) for a part single, part two storey rear extension. First floor front extension above exiting garage. Roof extension involving front and rear dormer windows and 1no side facing rooflight, 1no rear facing rooflight. New front porch.

Located in one of the area's most sought after roads, Grange Avenue, is situated within easy reach of Totteridge and Whetstone (Northern line) underground station and Whetstone High Road which offers a superb range of restaurants, boutiques, Boots, Marks and Spencer and Waitrose. The area is also renowned for its excellent private and state schools The M1, M25, A1 and A41 all located nearby. Sporting and recreational facilities in the area include Totteridge cricket, Totteridge tennis club, and South Herts golf club.

LOCAL AUTHORITY: Barnet

BAND: H

TENURE: Freehold































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**PROPOSED
FRONT ELEVATION**

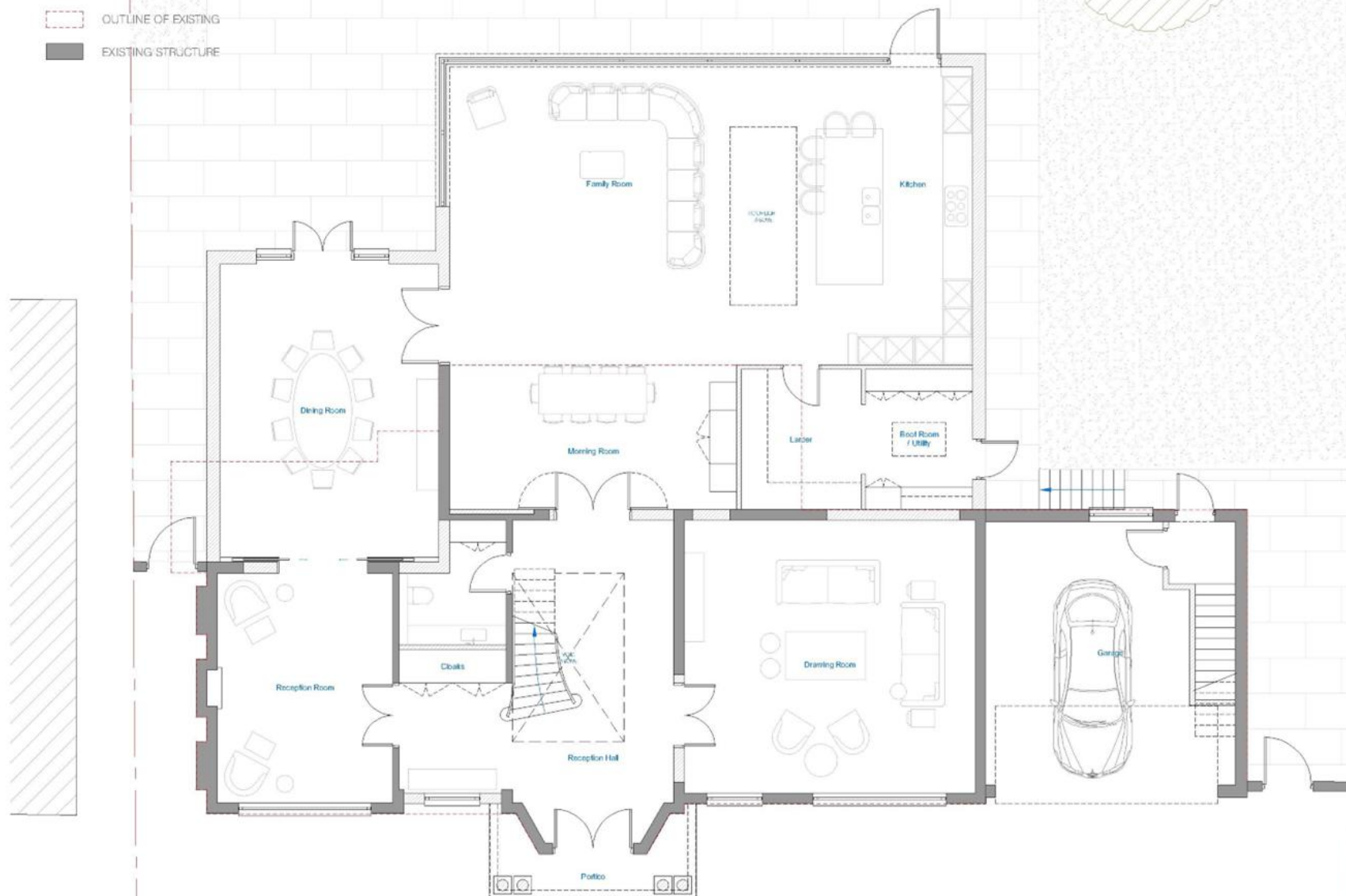
SCALE 1:100



PROPOSED
REAR ELEVATION

SCALE 1:100

- PROPOSED
- OUTLINE OF EXISTING
- EXISTING STRUCTURE



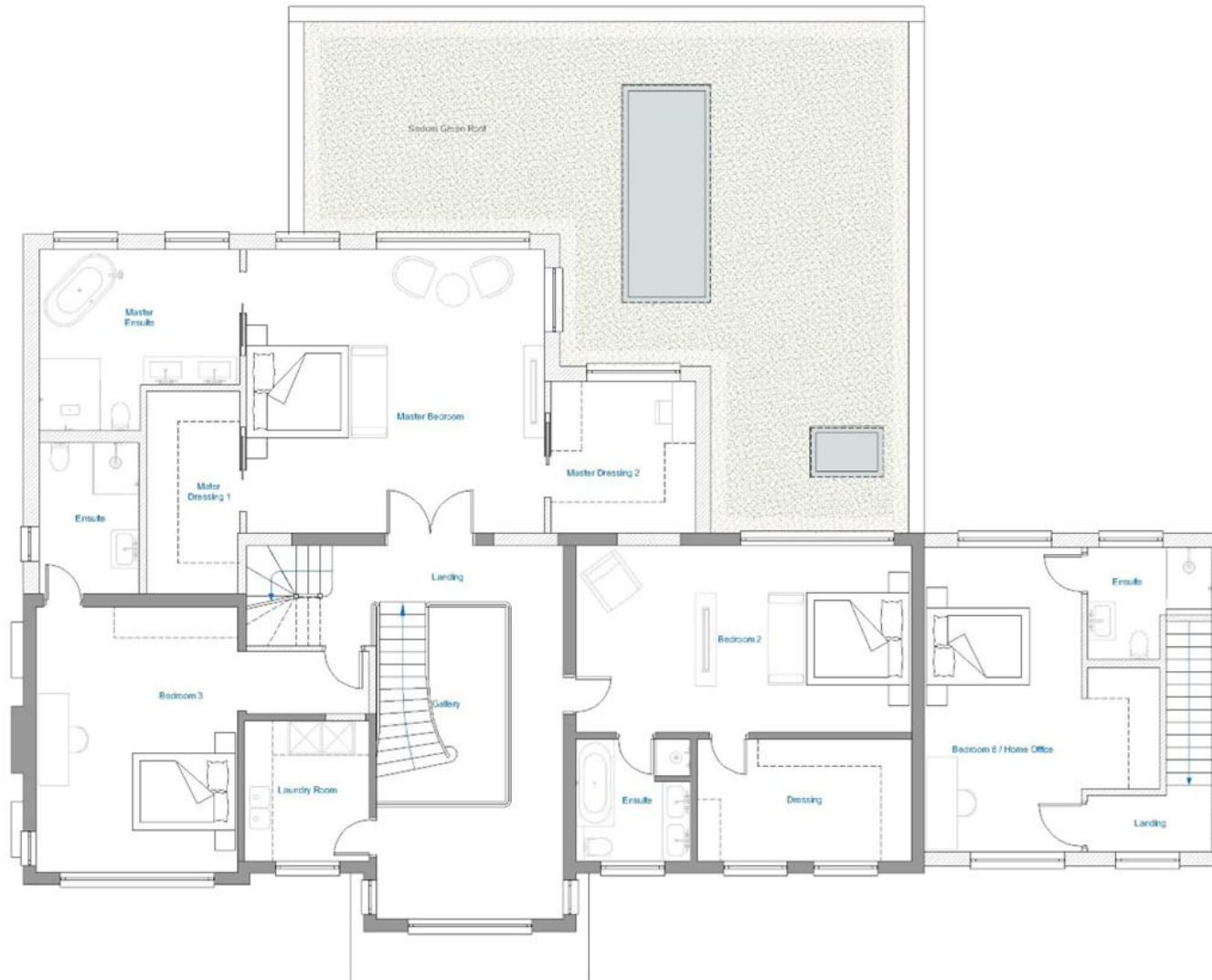
PROPOSED GROUND FLOOR PLAN

SCALE 1:100

Total Proposed Gross Internal Area : 6,350 sq.ft / 590 sq.m

Total Existing Gross Internal Area : 3,282 sq.ft / 305 sq.m

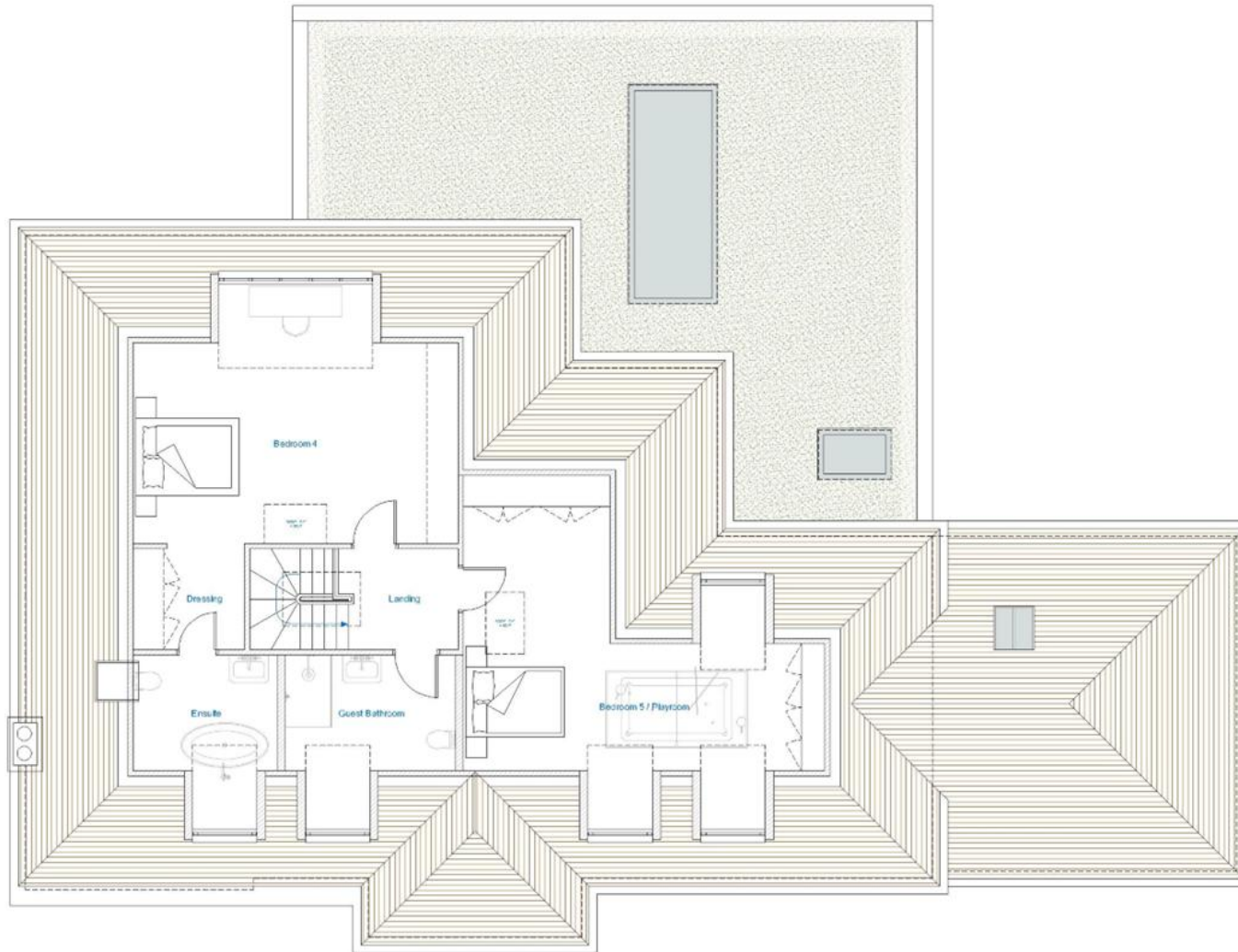
- PROPOSED
- OUTLINE OF EXISTING
- EXISTING STRUCTURE



PROPOSED FIRST FLOOR PLAN

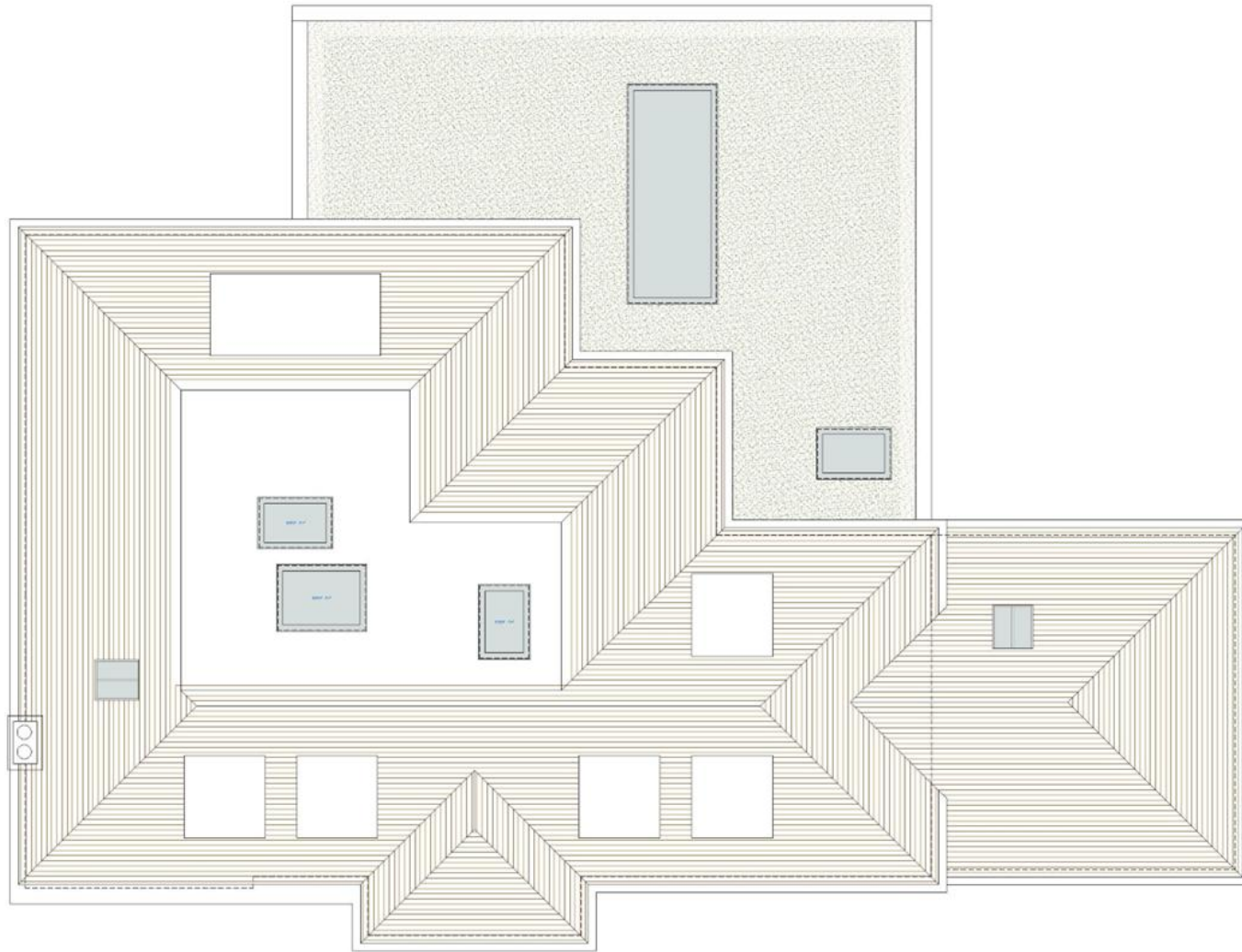
SCALE 1:100

- PROPOSED
- OUTLINE OF EXISTING
- EXISTING STRUCTURE



PROPOSED
SECOND FLOOR PLAN

SCALE 1:100



SCALE 1:100

Grange Avenue, London, N20

Approximate Area = 2919 sq ft / 271.1 sq m
Garage = 370 sq ft / 34.3 sq m
Total = 3289 sq ft / 305.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	74
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2020. Produced for Statons. REF: 675020



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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