

Rowben Close
Totteridge, N20 8QR
£1,400,000

STATONS

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Bedrooms 5 | Bathrooms 2 | Receptions 4





18 Rowben Close
Totteridge,
N20 8QR



This spacious 5 bedroom semi-detached house is situated on a sought after cul-de-sac in the heart of Totteridge, just minutes from Totteridge & Whetstone (Northern Line) Tube Station.

This much loved family home offers approximately 3000 sqft of living space. As you enter, you are greeted with a charming entrance hall with characterful wood panelling and high ceilings, which continues throughout. Leading from the entrance is a separate dining room with a south-westerly facing bay window, flooding the room with natural light.

To the rear of the home you have an open kitchen/diner, complete with granite counter tops, Bosch appliances and solid wood fittings. This room flows into an orangery, an extension off of the main reception room, again flooded with natural light from the sky light and french doors. The ground floor is complete with a guest cloakroom and a single Garage.

On the first floor there are 4 bedrooms (three double and one large single bedroom). The main bedroom has full width fitted wardrobes and a large bay window. The two rooms at the rear have a nice aspect of the mature garden and fields beyond.

Leading up from the first floor is a loft room which is bright and spacious with high ceilings. It has its own separate shower room, tastefully done with porcelain tiles. Currently, it is used as another living room however, would serve well as a bedroom suite. To complete this room there is a Juliette balcony overlooking the sunny mature garden (Approximately 75ft), Totteridge Tennis Club and the open green space of Brook Farm Green, a view which is stunning throughout all seasons.

The home also offers convenient storage, with access to 2 basements. This can be utilised as a wine cellar.

The location of this property is superb. Rowben Close is a quiet, undisturbed close. You can walk to Totteridge and Whetstone station in under 10 minutes. Whetstone High Street is a few minutes further with plenty of Bars and Restaurants available to choose from, as well as both Marks & Spencer and Waitrose Supermarkets. If you enjoy outdoor sports, you'll be perfectly situated within walking distance to Totteridge Tennis Club, South Herts Golf Club and Totteridge Millhillians Cricket Club, in addition to miles of nature walks



Rowben Close, London, N20

Approximate Area = 2809 sq ft / 260.9 sq m

Limited Use Area(s) = 188 sq ft / 17.4 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 2997 sq ft / 278.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2021. Produced for Statons. REF: 727754



Energy Efficiency Rating		Current	Potential
105-109	A		
81-104	B		
65-80	C		
49-64	D		
31-48	E		
13-30	F		
1-12	G		
Not energy efficient - higher rating costs			
England & Wales		EU Directive 2002/91/EC	

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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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