



YORK LODGE

PINE GROVE | TOTTERIDGE, LONDON, N20

**AN IMPOSING AND SUBSTANTIAL DETACHED
FAMILY HOME OF APPROXIMATELY 5,000
SQURE FEET**

Set on one of Totteridge's most premier road is this imposing and substantial detached family home with approximately 5,000 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.

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.





The Property

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 Lower ground floor 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.

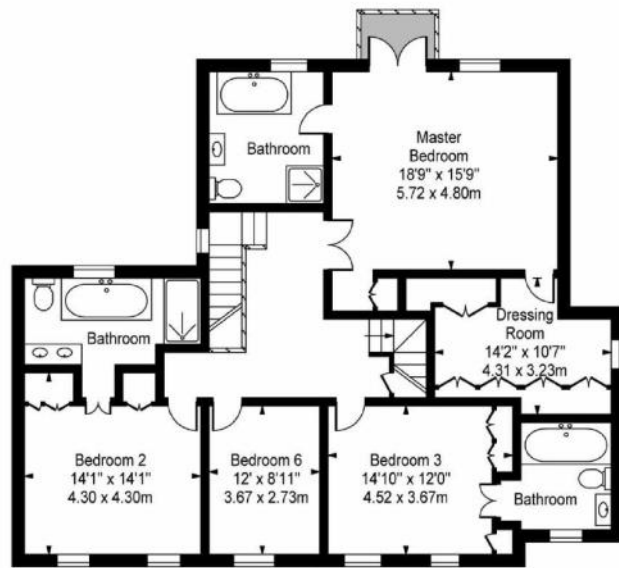


The second floor comprises of two large bedrooms including an en-suite shower room to bedroom four and a guest bathroom to service bedroom five.

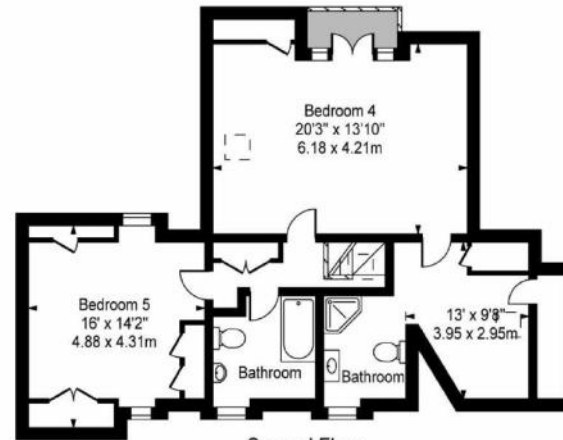
The front of the property provides off-street parking for numerous cars, a well-manicured front garden as well as access to the double garage via electric up and over doors.



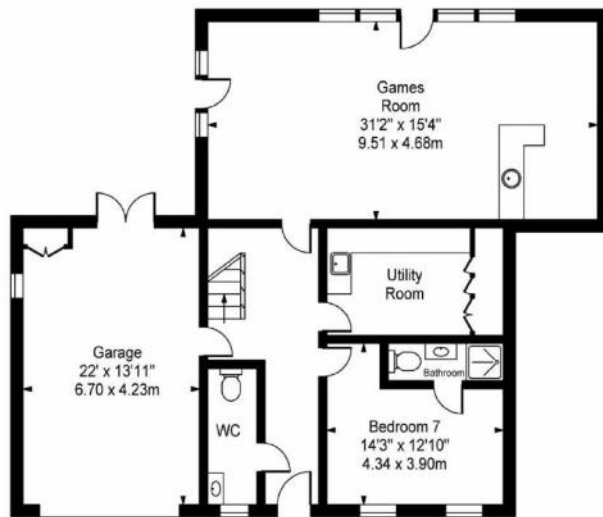




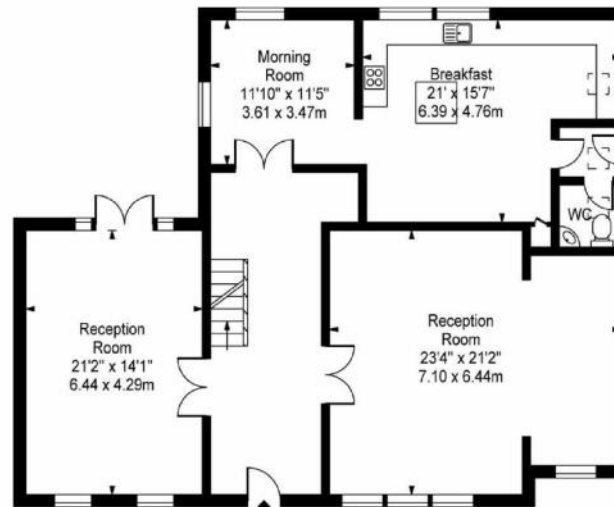
First Floor



Second Floor



Basement



Ground Floor

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



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