

47 Pine Grove,  
Totteridge, London,  
N20 8LA

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Exceptional, Architecturally Designed  
Detached Family Home



CONTACT US



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An exceptional, architecturally designed four bedroom detached family home situated in a quiet, highly desirable, tree lined turning in the heart of Totteridge Village.

The ground floor presents an ideal layout for both entertaining and daily living. A focal point of this level is the spacious open-plan kitchen/dining room and large low profile fine line sliding doors, giving the feeling that the living room and garden are the same space. The setting offers a harmonious blend of functionality and elegance. The kitchen features top-of-the-line appliances, sleek countertops, and ample storage. Adjacent to the kitchen, a separate reception room doubles as a versatile space, perfect for use as a home office or additional living area. Completing the ground floor is a practical utility room, a conveniently located boiler room and a guest w/c.





Ascending to the first floor, the property continues to impress with its thoughtfully curated design. The large principal bedroom commands attention with its generous proportions and indulgent ensuite bathroom. A second bedroom, equally well-appointed, features its own ensuite shower room. Across the hallway is a well-proportioned third bedroom. A family bathroom completes this level, featuring modern fixtures and finishes for utmost comfort and convenience.



The top floor features an expansive bedroom spanning the length of the property, offering a blend of tranquility and privacy. This versatile space provides ample room for relaxation, recreation, or even a home gym. An ensuite bathroom accompanies this bedroom.

Throughout the property, attention to detail is evident, with high-quality materials, tasteful finishes, and impeccable craftsmanship enhancing the overall ambiance. Beyond its aesthetic appeal, the home is designed to facilitate seamless everyday living, with features tailored to modern lifestyles.

The garden, envisioned by Arne Maynard, envelops the property in serenity and charm. Mature trees and shrubs create a private sanctuary, while a carefully placed seating area offers a perfect retreat for relaxation. This thoughtfully designed outdoor space provides a perfect complement to the homes elegance.

The location offers a semi-rural feel and yet is still within walking distance of Totteridge and Whetstone underground station (Northern Line), Totteridge Green, The Orange Tree Public House, Totteridge Cricket Club and South Herts Golf Club.





























































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The Property  
Ombudsman

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(90+) <b>A</b>		
(81-89) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax - H  
Local Authority - Barnet

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