



SPINDLEWOOD

62 Totteridge Village, Totteridge N20 8PS



Spindlewood

Situated in the heart of Totteridge Village is this self-contained detached family residence on approx. 1 acre of land.

This unique property is finished to a high standard throughout and upon entry you are greeted by a bright entrance hallway with views straight through to the rear of the property towards the stunning rear grounds. The entrance hall leads onto a spacious reception/dining room, conservatory and a separate island kitchen with a range of wall and base units. To the ground floor there are also two double bedrooms both benefiting from an en suite bathroom and fitted wardrobes. There is also a downstairs cloakroom.

To the first floor the main bedroom has spectacular views over the garden and has an en suite as well as an abundance of fitted wardrobes. There are two further double bedrooms with use of a Jack and Jill bathroom.

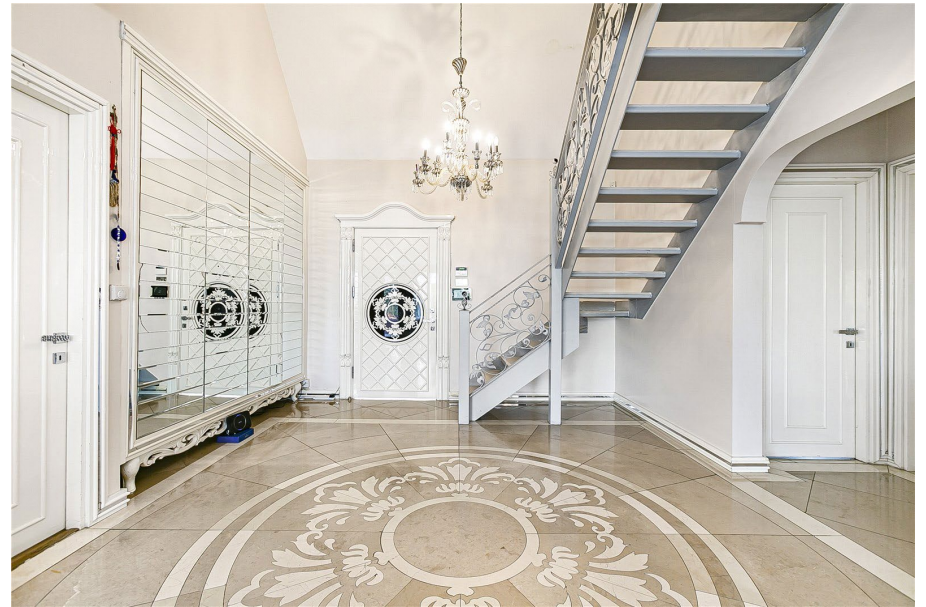
The property is approached via a paved driveway with parking for several cars. Within the grounds there is a tennis court, summer house, and a garage which has a separate self-contained annex to the rear. The rear garden measures approx. 230 ft. deep and 68 ft wide.

Local Authority: Barnet
Tax Band: H
Tenure: Freehold





















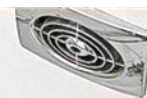




























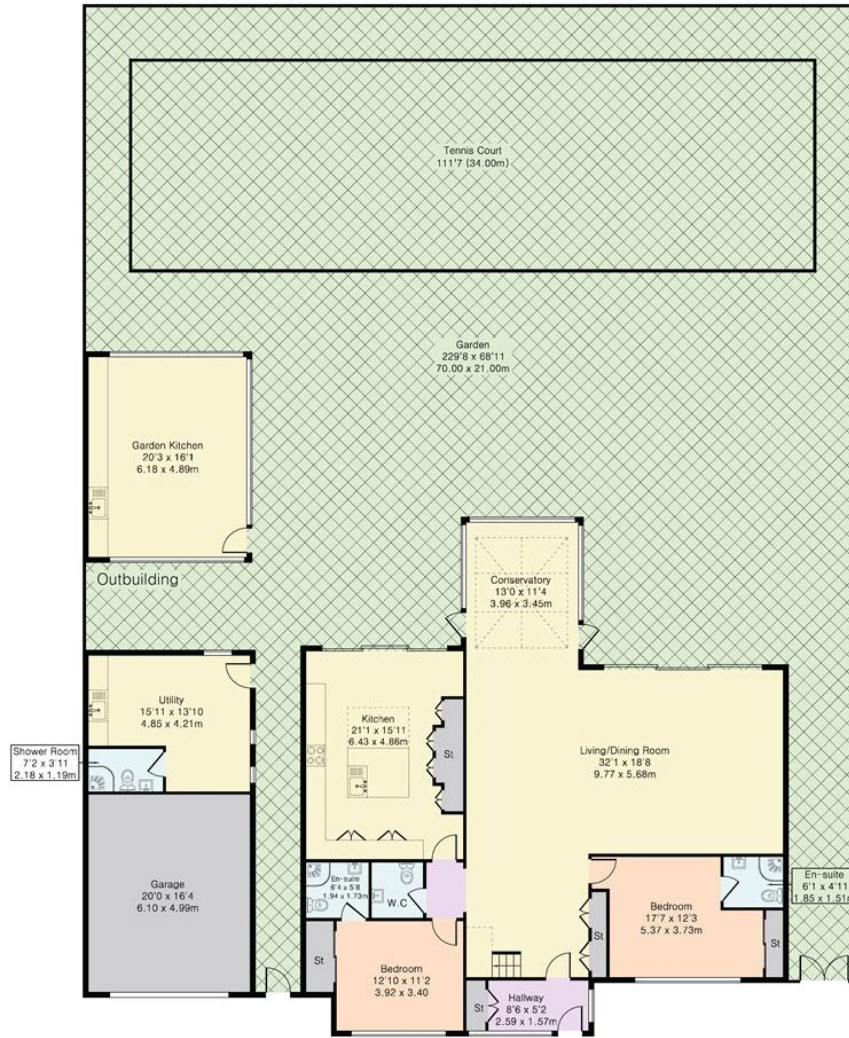
Approximate Gross Internal Area 3615 sq ft - 336 sq m

Ground Floor Area 1847 sq ft – 172 sq m

First Floor Area 885 sq ft – 82 sq m

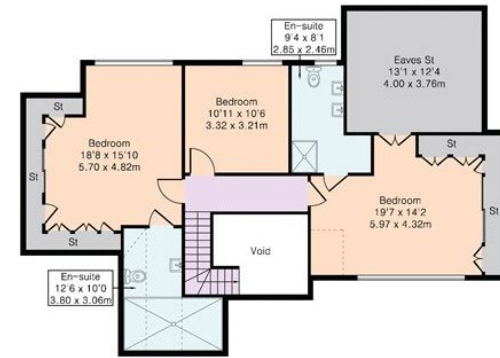
Garage Area 558 sq ft – 52 sq m

Outbuilding Area 325 sq ft – 30 sq m



Garage

Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.

