



Hutton Grove
Woodside Park, N12

70 Hutton Grove

Woodside Park, London N12 8DR

A charming and beautifully extended four-bedroom semi-detached family home, ideally positioned on the ever-popular Hutton Grove, offering versatile accommodation across three floors together with an exceptional opportunity for further development.

The property provides well-balanced living space throughout, beginning with an inviting front reception/living room featuring a bay window and generous proportions, ideal for both relaxing and entertaining. To the rear, the kitchen overlooks the garden and connects seamlessly to a useful utility room and guest cloakroom, creating practical day-to-day family living.

The first floor offers three well-proportioned bedrooms alongside a family bathroom, while the impressive principal bedroom occupies the entire top floor and benefits from fitted storage and a private en-suite shower room, creating an excellent principal suite.

One of the true standout features of this home is the exceptionally large rear garden — unusually generous for the area — offering excellent outdoor space for families, entertaining and future potential. The garden also incorporates a large outbuilding and storage room. The property further benefits from lapsed planning permission to construct a four-bedroom detached bungalow within the garden, presenting a rare and exciting opportunity for multigenerational living, teenage accommodation, guest space, a home office, gym, studio or potential additional income opportunity, subject to the necessary consents.

Perfectly positioned for family living and commuting alike, Hutton Grove is conveniently located within under a 10-minute walk of both West Finchley and Woodside Park Underground Stations on the Northern Line, along with the wide range of shops, cafés and restaurants found on Ballards Lane and North Finchley High Road.

The area is particularly popular with families due to its excellent selection of nearby schools, including Moss Hall School, St Michael's Catholic Grammar School and Wren Academy. Residents can also enjoy easy access to a number of attractive green spaces, with Victoria Park and Dollis Brook Walk close by, offering open parkland, children's play areas and picturesque walking routes.





























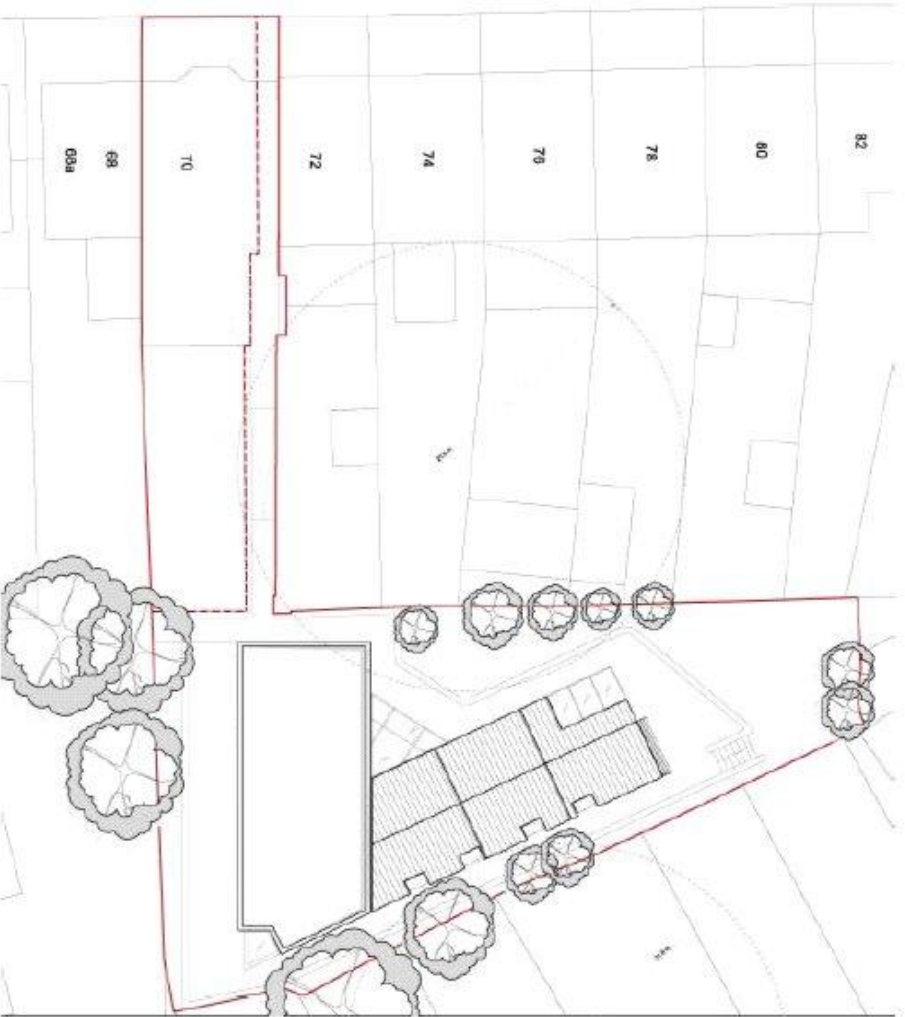








no. 70 Hutton Grove





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 1427 sq ft - 132 sq m (Excluding Outbuilding)

Ground Floor Area 629 sq ft – 58 sq m
 First Floor Area 507 sq ft – 47 sq m
 Second Floor Area 291 sq ft – 27 sq m
 Outbuilding Area 313 sq ft – 29 sq m



Local Authority: Barnet
 Council Tax Band: F
 Tenure: Freehold



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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