



Oaklands Road
Totteridge, London, N20

* Sole Agents *

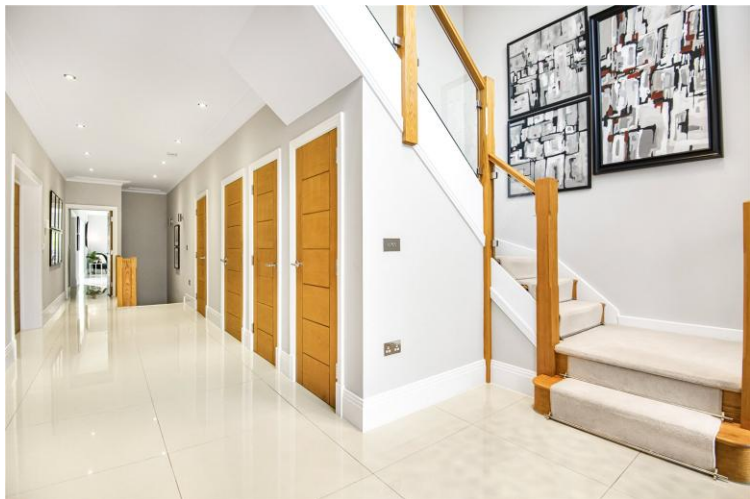
This substantial five-bedroom detached family residence offers approximately 5,016 sq ft (466 sq m) of beautifully proportioned and highly versatile accommodation arranged over three floors. Designed with both impressive entertaining and comfortable family living in mind, the property combines generous reception spaces with a thoughtful and adaptable layout.

The ground floor creates an immediate sense of grandeur, with a spacious entrance hall providing access to the principal reception rooms. The elegant drawing room and separate dining room offer excellent formal entertaining space, while the impressive 28'5" kitchen/breakfast room forms the heart of the home. Featuring a distinctive central island and a comprehensive range of high-quality fitted appliances, it provides an ideal setting for everyday family life and entertaining. A separate study, utility room and cloakroom complete this level, together with direct access to the integral garage and rear garden.

The lower ground floor provides an exceptional entertainment and leisure area. A generous family room and separate cinema/media room create a relaxed environment away from the main living accommodation, with both benefiting from access to a private courtyard. This floor also includes a wine store, plant room and cloakroom, providing excellent additional practicality.

On the first floor, the impressive principal bedroom suite enjoys its own en-suite bathroom and access to a private roof terrace. Four further well-proportioned bedrooms are complemented by additional en-suite facilities and a family bathroom, making the accommodation particularly well suited to larger families and visiting guests.

Externally, the property benefits from a private rear garden, courtyard and roof terrace, providing a choice of outdoor spaces for entertaining and relaxation. To the front, a gated driveway provides off-street parking for several vehicles and access to the integral garage.



Location: Surrounded by idyllic greenbelt countryside. Meandering footpaths crisscross the whole of Totteridge Village, taking you across the open fields and ancient hay meadows, ponds and mature woodland. Whether you enjoy jogging, cycling or an afternoon stroll, the options are endless and the scenery never short of spectacular. Whetstone high street provides excellent shopping facilities, including Waitrose and M&S alongside bistro restaurants and gastro pubs in the village.

Connections into the West End and City are superb. Totteridge & Whetstone station (Northern Line) is 1.5 miles away, taking you direct into King's Cross in 29 minutes. Alternatively trains from Oakleigh overground station will take you into the City in 21 minutes.











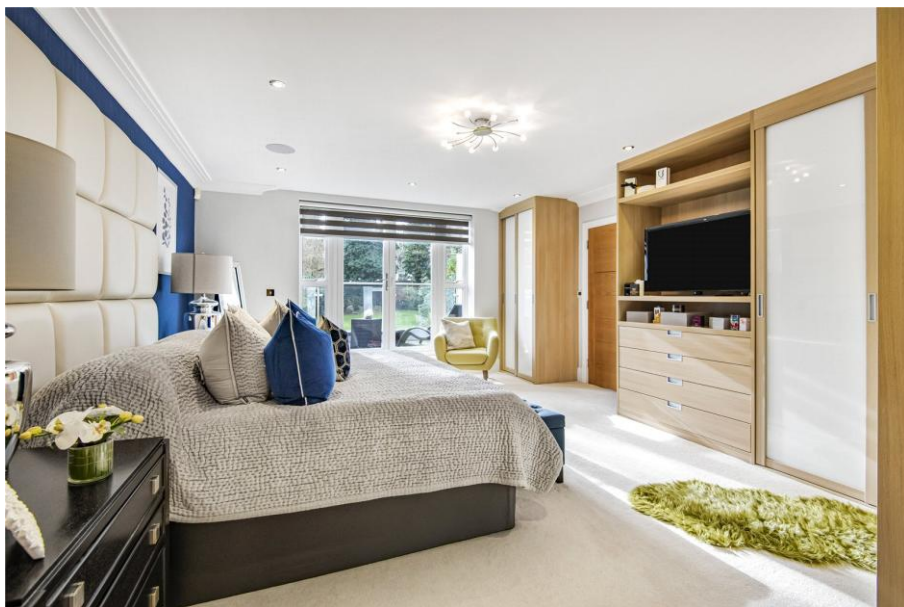


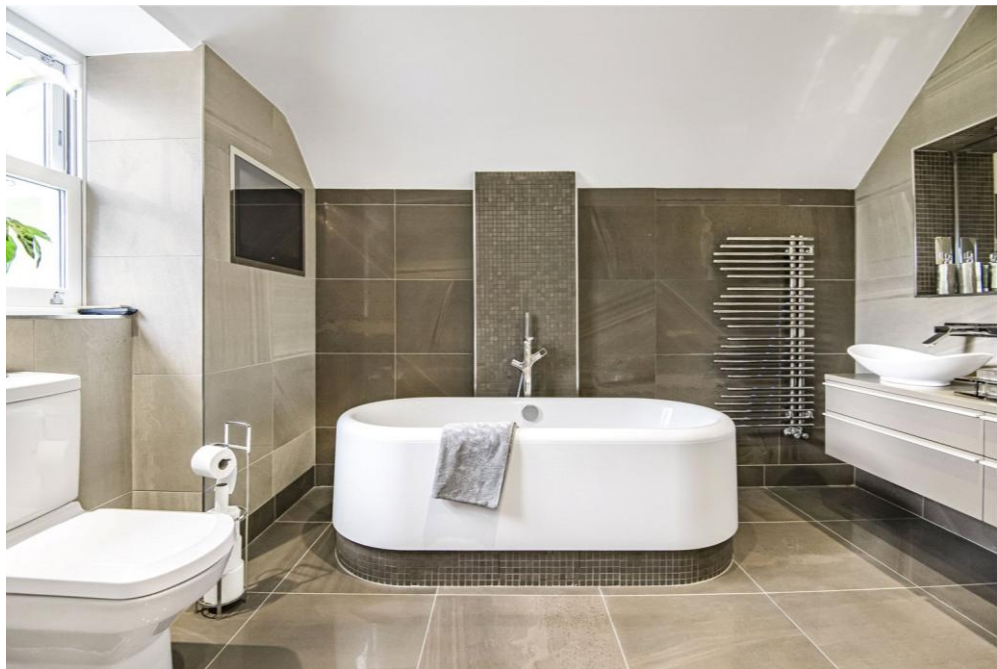












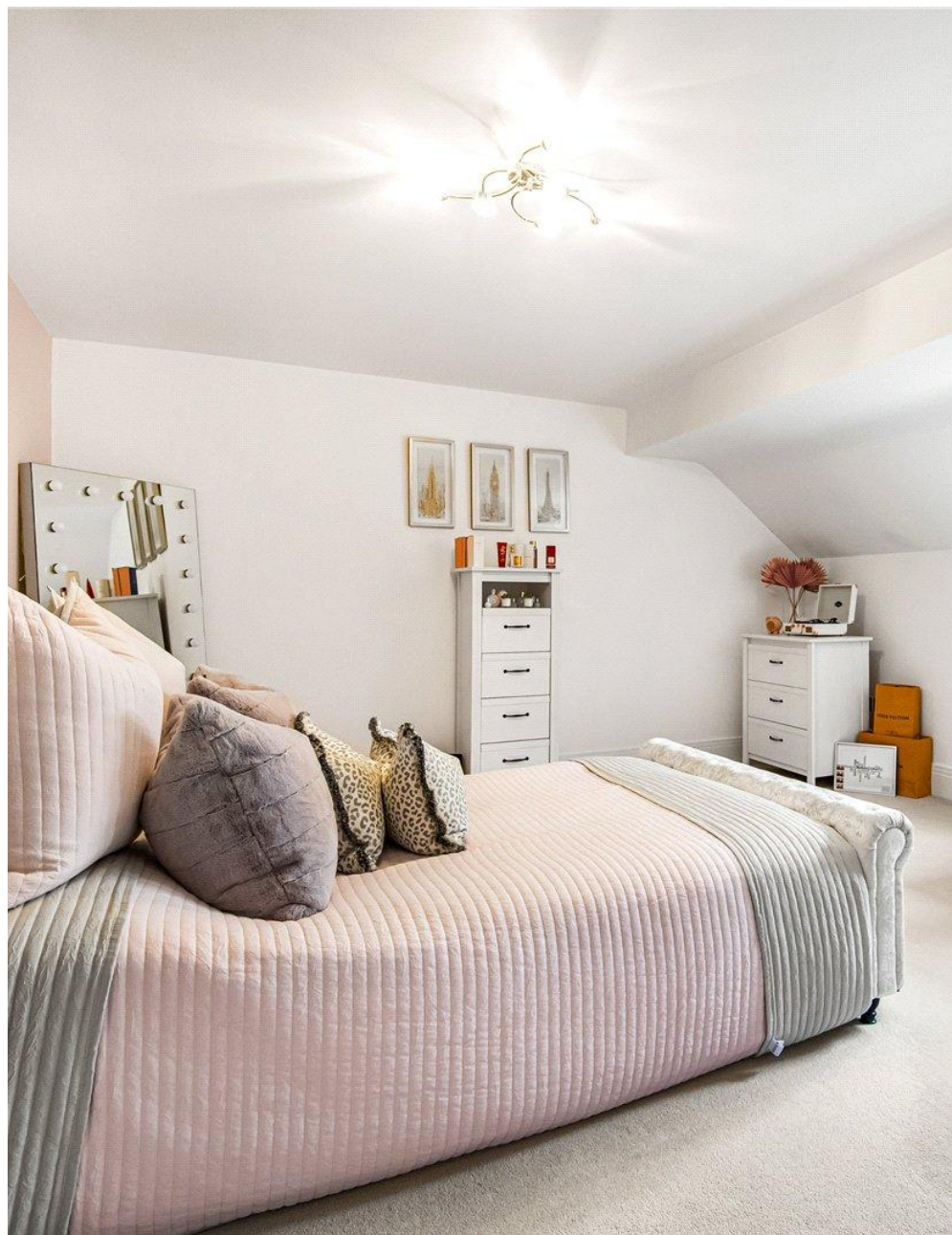




















Approximate Gross Internal Area 5016 sq ft - 466 sq m

Lower Ground Floor Area 1041 sq ft – 97 sq m

Ground Floor Area 2108 sq ft – 196 sq m

First Floor Area 1867 sq ft – 173 sq m



Tenure: Freehold
Local Authority: London
Borough of Barnet
Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

