



,3 Elder Close, Totteridge, N20 8DN

Price £2,000,000 Freehold

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ChurchillsBushey



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Elder Close

London N20 8DN

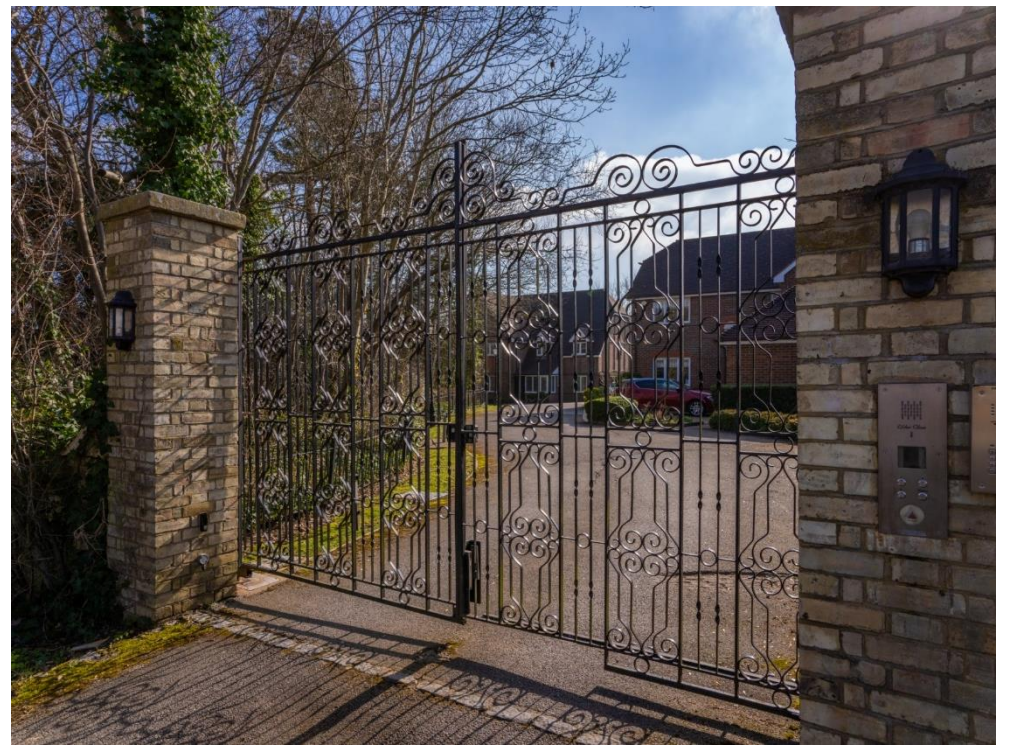
- A 5 Bed 3 Bath Detached House
- Gated Development on Private Road
- 2 Reception Rooms
- Kitchen/ Breakfast Room
- Guest Cloakroom
- Two Garages & Off Street Parking
- 0.3 Miles From Totteridge & Whetstone Station
- Energy Rating: D

A 5 BEDROOM 3 BATHROOM DETACHED HOUSE, SITUATED WITHIN A GATED DEVELOPMENT ON A PRIVATE ROAD, WELL MAINTAINED THROUGHOUT, ENTRANCE HALL, LIVING ROOM, 36FT SITTING/ DINING ROOM, CLOAKROOM, 22FT KITCHEN/BREAKFAST ROOM, 5 BEDROOMS ALL WITH FITTED WARDROBES, TWO OF THE BEDROOMS HAVE ENSUITE SHOWER ROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, SOUTH WEST FACING REAR GARDEN WITH LARGE PATIO AREA, TWO GARAGES & OFF STREET PARKING, SITUATED 0.3 MILES FROM TOTTERIDGE & WHETSTONE STATION.









ENTRANCE HALL

Staircase to the first floor, tiled floor, inset spotlights, radiator, open plan to sitting/ dining room

CLOAKROOM

Low flush wc, vanity sink unit, radiator, tied flooring.

LIVING ROOM 19'11" (6.07m) x 14'6" (4.42m)

Double aspect room with double glazed windows to side, wood flooring, radiator.

SITTING/ DINING ROOM 36'0" (10.97m) x 14'5" (4.39m)

Double glazed window to the front and side, double glazed bi folding doors to the rear, wood flooring and radiator.

KITCHEN/ BREAKFAST ROOM 22'0" (6.71m) x 9'8" (2.95m)

Range of wall and base units with working surfaces, built in sink unit with drainer, built in double oven, gas hob with extractor hood over, built in dishwasher, space for large fridge freezer, cupboard housing gas fired central heating boiler, double glazed windows to the rear, door leading on to the garden, tiled flooring, inset spotlights, space for table and chairs,

FIRST FLOOR LANDING

Laminate flooring, Airing cupboard housing Megaflo and shelving units and doors to:

BEDROOM 1 16'0" (4.88m) x 14'8" (4.47m)

Double glazed window to the front, wood flooring, radiator, fitted wardrobe cupboards, door to

ENSUITE SHOWER ROOM

Fully Tiled. Independent shower cubicle, vanity wash hand basin unit, low flush wc, bidet, double glazed window to the front, heated towel rail.

BEDROOM 2 14'5" (4.39m) x 13'5" (4.09m)

Double glazed window to the rear, fitted wardrobe cupboards, wood flooring, radiator, door to

ENSUITE SHOWER ROOM

Fully tiled. Independent shower cubicle, vanity wash hand basin unit, low flush wc, double glazed window to the rear, chrome ladder radiator,

BEDROOM 3 12'0" (3.66m) x 10'9" (3.28m)

Double glazed window to the front, fitted wardrobe cupboards, wood flooring, radiator.

BEDROOM 4 13'2" (4.01m) x 10'0" (3.05m)

Double glazed windows to the rear, fitted wardrobe cupboards, wood flooring, radiator,

BEDROOM 5 9'4" (2.84m) x 7'3" (2.21m)

Double glazed window to the rear, fitted wardrobe cupboards, wood flooring, radiator,

FAMILY BATHROOM

Fully tiled. Bath with mixer taps and hand held shower attachment, vanity unit incorporating wash hand basin with cupboard under, wc, fitted wall mirror, ladder radiator, extractor fan, inset spotlights, double glazed window to the side.

OUTSIDE

REAR GARDEN

South West Facing garden with large patio area, lawn with borders, trees, vegetable garden, timber shed, outside tap and lighting, side access to front of house.

GARAGE ONE 18'7" (5.66m) x 8'7" (2.62m)

With up and over door to the front and personal door leading to the garden

GARAGE TWO 18'7" (5.66m) x 8'7" (2.62m)

With up and over door to the front and personal door leading to the garden

OFF STREET PARKING

Block paving to the front on the garages

SERVICE CHARGES

PRIVATE ROAD FUND £1000.00 - £1500.00 per annum for maintenance of gates and road

TOTTERIDGE MANOR ASSOCIATION FUND - £429.00 per annum

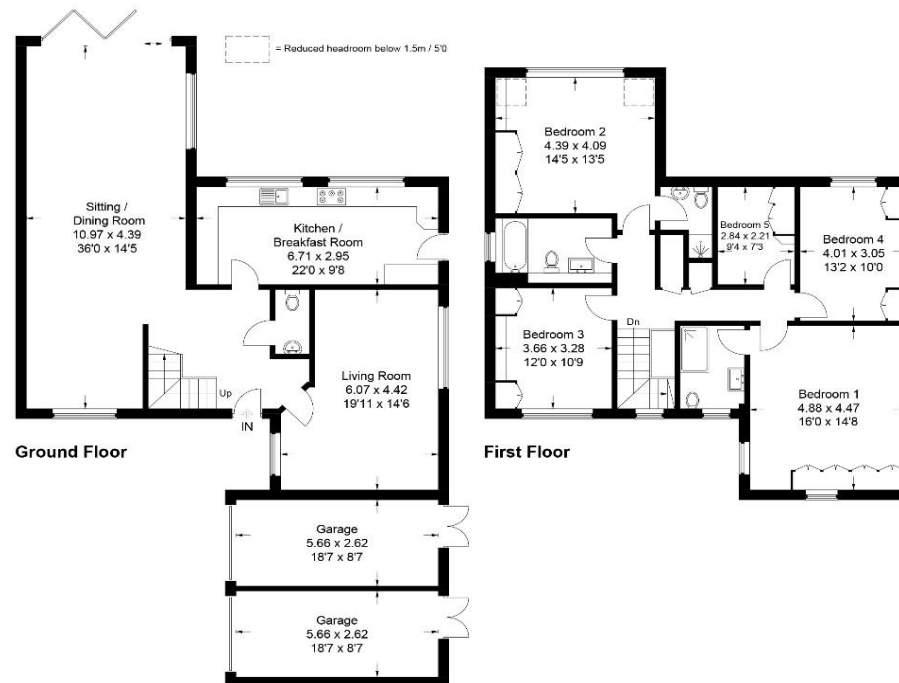
COUNCIL TAX

London Borough Of Barnet

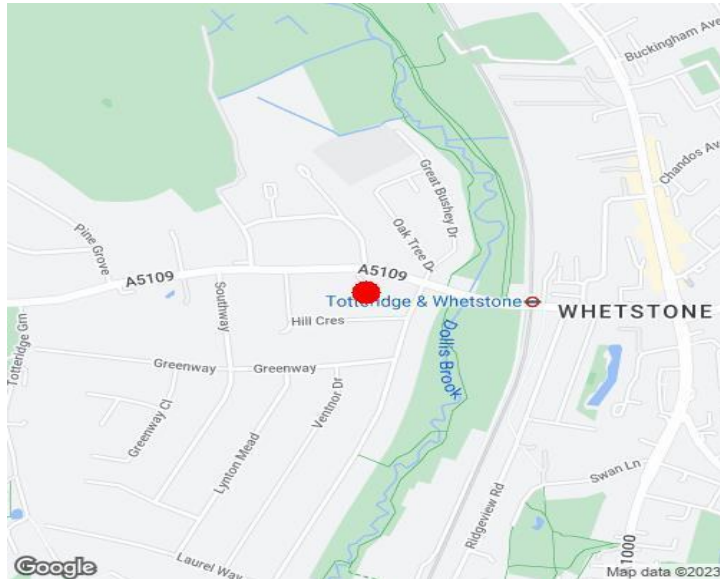
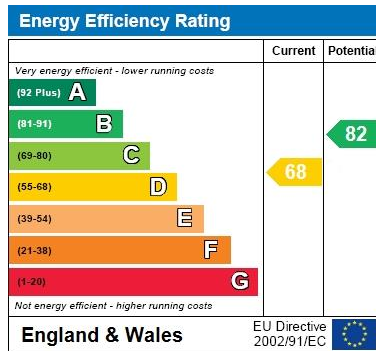
Tax Band H

Please note – The seller of this property is related to an employee of Churchills Bushey (Part of Fairfield Estate Agents Ltd).

Approximate Gross Internal Area
 Ground Floor = 107.5 sq m / 1,157 sq ft
 First Floor = 102.5 sq m / 1,103 sq ft
 Garages = 30.6 sq m / 329 sq ft
 Total = 240.6 sq m / 2,589 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.