



# OLIVER

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*Estate Agency with a personal touch!*

## Bentley Place, Bentley Heath, Barnet, Herts, EN5



Set within this BEAUTIFUL setting and built only EIGHT YEARS AGO, this is a very attractive FIVE BEDROOM detached FAMILY HOME. One of ONLY nine properties in this private turning, giving VERY EASY ACCESS to all local amenities and motorway links. Offered CHAIN FREE!!

- ONLY 8 YEARS OLD
- Five Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Private Location
- Good Size Garden
- Garage & OSP
- CHAIN FREE

**£1,250,000 Freehold**

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## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge 20'3" x 15'0" (6.17m x 4.57m)

Conservatory 12'3" x 12'3" (3.73m x 3.73m)

Kitchen 17'0" x 7'0" (5.18m x 2.13m)(Max Points)

Utility Room 5'2" x 4'2" (1.57m x 1.27m)

Stairs To First Floor

Landing

Master Bedroom 11'5" x 11'0" (3.48m x 3.35m)

Walk-In Wardrobe

En-Suite Shower Room

Bedroom Two 15'6" x 10'6" (4.72m x 3.20m)

En-Suite Shower Room

Bedroom Three 15'6" x 9'5" (4.72m x 2.87m)

Bedroom Four 10'0" x 8'10" (3.05m x 2.69m)

Family Bathroom

Stairs To Second Floor

Bedroom Five 19'3" x 11'11" (5.87m x 3.63m)(Max Points)

Store Room 15'1" x 11'10" (4.60m x 3.61m)(Max Points)

Exterior

Rear Garden

Garage & OSP





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: sales@oliverandakers.com**

**Web: www.oliverandakers.com**

**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
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