



56 Barnet Gate Lane, EN5 2AD

£1,325,000

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Property Description

An immaculately presented Four bedroom, Two Bathroom (one en-suite) detached family home located in one of Arkley's most sought after turnings with gorgeous views at the front directly overlooking green belt fields.

The house provides bright, generous, well planned family accommodation, approximately 1923 sq ft/178.6 sqm to include Principal Bedroom suite with en-suite Bathroom and walk in Dressing Room, Three further Bedrooms, Family Bathroom, Two Reception Rooms, Dining Room, Snug, Kitchen/Breakfast Room, Utility Room and Guest Wc.

Externally there is a stunning secluded landscaped rear Garden and off street parking for two cars.

Convenient location for main motorway routes including A1, M25 and M1, shopping and other transport facilities, Dyrham Park Golf & Country Club in Galley Lane is within a short drive, as well as fantastic state & private schools including Haberdashers' Aske's, Belmont/Mill Hill school & QE Boys/Girls.

Council tax band F

Sole Agent.

Key Features

- DETACHED FAMILY HOME
- OFF STREET PARKING
- FOUR BEDROOMS
- UTILITY ROOM
- PICTURESQUE LOCATION
- LANDSCAED REAR GARDEN
- TWO BATHROOMS (ONE EN SUITE)
- GUEST WC

Important Information

- **Price:** £1,325,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** E
- **Locaton:** Arkley

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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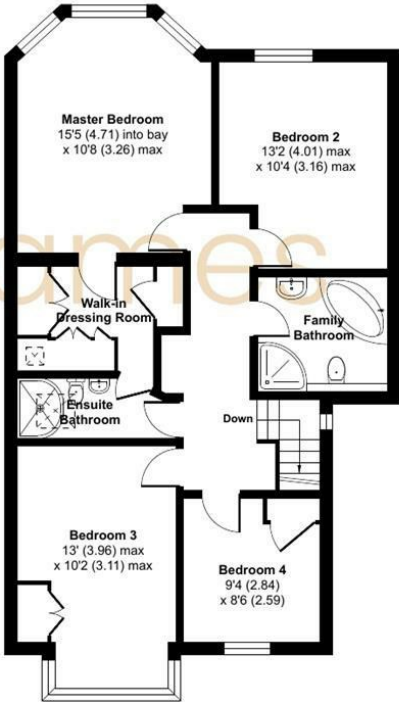


Approximate Area = 1923 sq ft / 178.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1149387

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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