



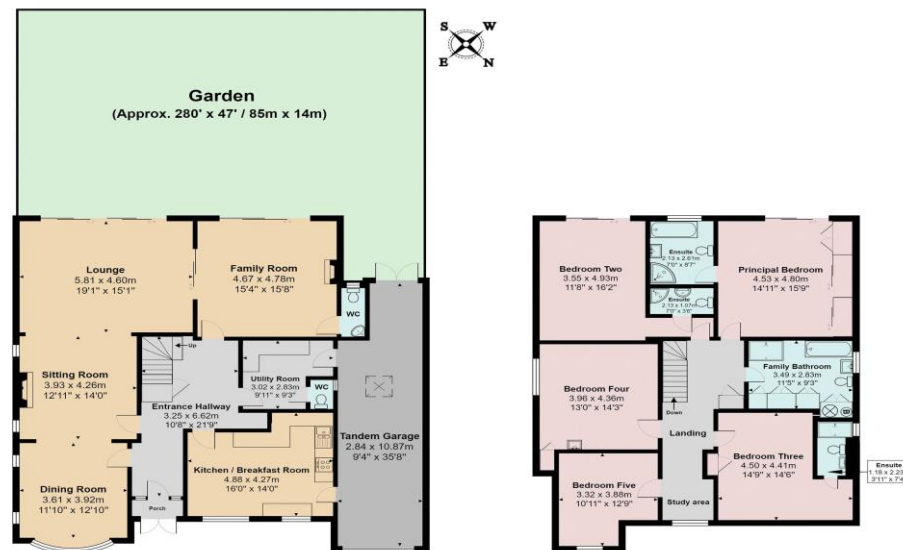
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	Address of Property "Galley Lodge", Galley Lane, Arkley, Barnet, Herts, EN5	Approx. Gross Internal Area 294.8 Sq.mtrs - 3173 Sq.ft
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"Galley Lodge", Galley Lane, Arkley, Barnet, Herts, EN5



Approximate Gross Internal Area = 294.8 sq. ft. - 3173 sq. ft.
Illustration for identification and guidance purposes only. Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan please check all dimensions
Assessmenthive.co.uk



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- Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Galley Lodge 56 Galley Lane

Barnet EN5 4AL

£1,795,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this highly sought after and exclusive residential area of Arkley opposite open fields and rarely available Hamilton Chase are delighted to offer for sale this most attractive detached family property offering over 3000 sq ft of living accommodation together with a stunning private rear garden approaching 280 ft. The property itself has been owned by the same family for 32 years and is set behind a large carriage driveway providing off street parking for numerous vehicles together with a garage. Features include five double bedrooms, four bathrooms, kitchen/breakfast room, two cloakrooms, utility room, garage, chain free, an internal viewing is most highly recommended.

ACCOMMODATION

DOUBLE GLAZED PORCH
Tiled flooring.

DOUBLE GLAZED FRONT DOOR

ENTRANCE HALLWAY 21' 9" x 10' 8" (6.62m x 3.25m)

Wood flooring, double radiator, telephone point, coving to ceiling, power points, spot lights, smoke alarm, wall mounted gas heater, understairs storage cupboard, cupboard housing electric fuse box, built in storage cupboard, frosted double glazed window to front aspect.

DINING ROOM 12' 10" x 11' 10" (3.91m x 3.60m)

Double glazed bay window to front aspect with views over greenbelt land, fitted carpet, power points, built in shelving, double radiator, coving to ceiling, spot lights, open plan to Sitting Room.

SITTING ROOM 14' 0" x 12' 11" (4.26m x 3.93m)

Fitted carpet, power points, feature fireplace, coving to ceiling, double radiator, two port hole windows to side aspect, open plan to Lounge area.

LOUNGE 19' 1" x 15' 1" (5.81m x 4.59m)

Fitted carpet, power points double radiator, tv and telephone point, coving to ceiling, port hole window to side aspect, double glazed sliding doors to Family room, double glazed sliding doors to rear garden.

FAMILY ROOM 15' 8" x 15' 4" (4.77m x 4.67m)

Fitted carpet, power points, tv and telephone point, double radiator, coving to ceiling, spot lights, feature brick built fireplace, double glazed sliding doors to rear garden.

CLOAKROOM

Low level wc, corner wash/basin, half tiled walls, tiled flooring, heated towel rail, coving to ceiling, spot light, double glazed window to rear aspect.

UTILITY ROOM 9' 11" x 9' 3" (3.02m x 2.82m)

L shaped, Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainers with cupboards underneath, plumbing for washing machine, coving to ceiling, radiator, power points, wood flooring, built in storage cupboard, internal door to Garage.

CLOAKROOM

Low level wc, half tiled walls, extractor fan, spot lights, wash/hand basin, wood flooring, window to side aspect.

KITCHEN/BREAKFAST ROOM 16' 0" x 14' 0" (4.87m x 4.26m)

Attractive range of fitted wall and base units with Granite worksurfaces, inset one and half bowl sink/drainers with cupboards underneath, built in dishwasher, stable door to garage, built in electric hob with extractor hood above, splash back tiling to walls, power points, spot lights, double radiator, built in double oven, wood flooring, telephone point, double glazed window to front aspect with views over Green belt land.

FIRST FLOOR LANDING

Fitted carpet, coving to ceiling, radiator, built in storage cupboard, power points, spot lights, sky light, double glazed window with views over Green belt land, Study area.

PRINCIPAL BEDROOM 11' 15' 9" x 14' 0" (4.80m x 4.26m)

Double glazed sliding doors to rear aspect with a Juliet balcony with views over rear garden, fitted carpet, power points, coving to ceiling, double radiator, telephone and tv power point, range of fitted floor to ceiling built in wardrobes with sliding doors, spot lights.

EN-SUITE 8' 7" x 7' 0" (2.61m x 2.13m)

Enclosed jacuzzi bath with shower attachment, wash/hand basin, low level wc, corner shower cubicle with wall mounted shower, coving to ceiling, heated towel rail, lino flooring, tiled walls, spot lights, double glazed window to rear aspect.

BEDROOM 2 16' 2" x 11' 8" (4.92m x 3.55m)

Double glazed sliding doors with a Juliet balcony with views over rear garden, fitted carpet, power points, tv and telephone point, spot lights, radiator.

EN-SUITE 7' 0" x 3' 8" (2.13m x 1.12m)

Double walk in shower, wash/hand basin, low level wc, extractor fan, spot lights, tiled walls and flooring.

BEDROOM 3 14' 9" x 14' 6" (4.49m x 4.42m)

Double glazed windows to front aspect with views over Green belt land, fitted carpet, power points, radiator, coving to ceiling, built in wardrobe.

EN-SUITE 7' 4" x 3' 11" (2.23m x 1.19m)

Walk in double shower with shower screen, wash/hand basin, low level wc, tiled walls and flooring, double glazed window to side aspect.

BEDROOM 4 14' 3" x 13' 0" (4.34m x 3.96m)

Double glazed window to side aspect, fitted carpet, power points, coving to ceiling, radiator, tv and telephone point, vanity unit with inset wash/hand basin, built in storage cupboard.

FAMILY BATHROOM 11' 5" x 9' 3" (3.48m x 2.82m)

Paneled bath, vanity unit with inset wash/hand basin, low level wc, lino tiled flooring, spot lights, double shower cubicle, built in storage cupboards, built in cupboard housing gas central heating boiler and mega flow system, double glazed window to side aspect.

TANDEM GARAGE 35' 8" x 9' 4" (10.86m x 2.84m)

With electric up and over door, power and light, sky light

FRONT GARDEN

Carriage driveway providing off street parking for numerous vehicles, flower and shrub borders, lawn area,

REAR GARDEN 280' 0" x 47' 0" (85.28m x 14.31m)

Stunning private landscaped rear garden, lawn area, large patio area, two greenhouses, two timber built storage sheds with power and light, flower and shrub borders, various trees and plants, fishpond, barbeque area, vegetable plot, backing onto Green belt land.