



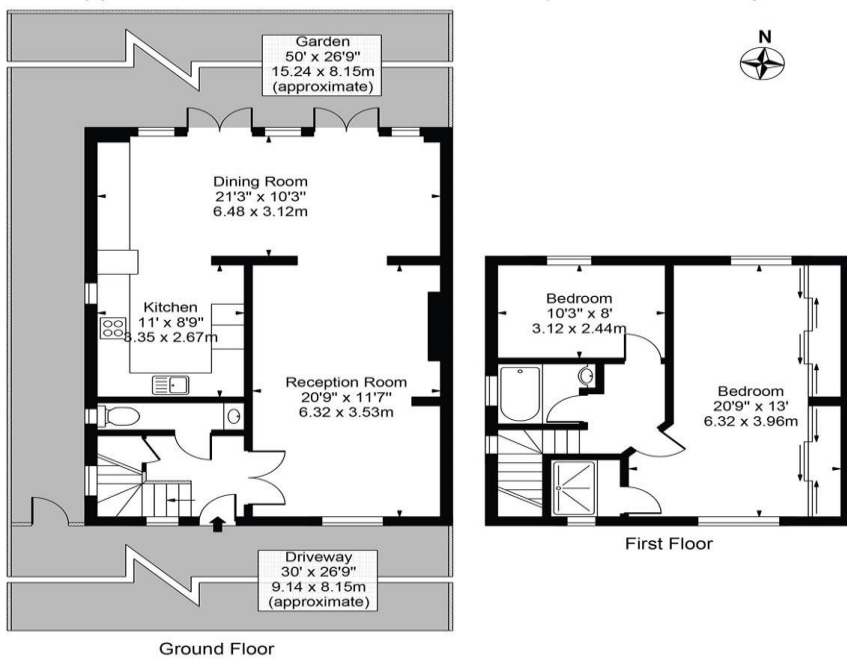
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Oaklands Lane

Approx. Gross Internal Area 1106 Sq Ft - 102.75 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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5 Oaklands Lane

Barnet, Arkley EN5 3JN

Offers in Excess of £1,000,000 Freehold

PROPERTY SUMMARY

Located in one of Arkley's most desirable private roads enjoying a semi-rural location and within easy access to High Barnet Underground Station, Barnet High Street and its shopping facilities as well as excellent Schools. Hamilton Chase are delighted to offer for sale this rarely available two bedroom semi-detached property backing onto farm land space. The property offers an excellent opportunity to extended subject to the usual planning consents and offers the following features, two/three bedrooms, 20 ft lounge, I shaped fitted kitchen/diner, en suite wet room and family bathroom, gas central heating, double glazed windows, 50 ft rear garden, paved tiled front garden providing off street parking for 4 cars, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

Part glazed front door.

HALLWAY

Tiled flooring, radiator, spot lights, under stairs storage cupboard housing electric meter and fuse box, window to front aspect, french doors to lounge.

LOUNGE 20' 9" x 11' 7" (6.32m x 3.53m)

Double glazed window to front aspect, fitted carpet, spot lights, coving to ceiling, two radiators, power points, telephone point and tv power point, feature fireplace.

DINING ROOM 21' 3" x 10' 3" (6.47m x 3.12m)

Tiled flooring, two radiators, power points, coving to ceiling, spot lights, two sets of double glazed with windows to rear aspect and access to the garden.

KITCHEN 11' 0" x 8' 9" (3.35m x 2.66m)

Attractive range of fitted wall and base units with ample worksurfaces, built in electric hob with extractor hood above, built in washing machine and dishwasher, power points, splash back tiling to walls, tiled flooring, built in microwave, oven and grill, spot lights, two double glazed windows to side aspect.

FIRST FLOOR LANDING

Two double glazed windows to side aspect, fitted carpet, radiator, spot lights, access to loft space.



BEDROOM 1 20' 9" x 13' 0" (6.32m x 3.96m)

Measured to widest point, double glazed windows to front and rear aspect with views over farm land, fitted carpet, range of fitted floor to ceiling wardrobes with sliding doors, power points, telephone point, spot lights, two radiators.

EN-SUITE WET ROOM

Wall mounted shower, shower rail and curtain, tiled walls, extractor fan, double glazed window to front aspect.

BEDROOM 2 10' 3" x 8' 0" (3.12m x 2.44m)

Double glazed window to rear aspect with views over farm land, fitted carpet, radiator, power points, spot lights.

FAMILY BATHROOM 8' 0" x 5' 4" (2.44m x 1.62m)

Enclosed paneled bath, low level wc, vanity unit with inset wash/hand basin, tiled walls and flooring, spot lights, heated towel rail, frosted double glazed window to side aspect.

FRONT GARDEN 30' 0" x 26' 9" (9.14m x 8.15m)

Paved with small tiles proving off street parking for 4 cars, pedestrian side access to rear garden.

REAR GARDEN 50' 0" x 26' 9" (15.23m x 8.15m)

Backing onto Farm Land, large patio area, lawn area, garden shed.





