

Arkley Village, Barnet, EN5 3HD Guide Price £1,250,000









Barnet Road

Arkley Village, Barnet, EN5 3HD

EXCELLENT OPPORTUNITY to acquire a DETACHED FAMILY HOME presently in excess of 1,700 sq ft occupying a GENEROUS SOUTHERLY ASPECT CORNER PLOT and offering EXCEPTIONAL SCOPE FOR EXTENSION/IMPROVEMENT (STPP).

A commanding position, circa quarter of an acre, with the POTENTIAL FOR DEVELOPMENT (STPP) and FAR REACHING VIEWS, the residence is within easy reach of HIGH BARNET TOWN CENTRE with it's multiple shopping, leisure and transport facilities including the NORTHERN LINE UNDERGROUND. Placed nearby GOOD & OUTSTANDING SCHOOLS as well as open GREENBELT COUNTRYSIDE, this provides the PERFECT FAMILY HOME.

Approached by a sweeping drive, the property benefits further from TWO OUTBUILDINGS and a STUNNING REAR GARDEN EXTENDING 126 ft. The accommodation currently consists of a large open hallway, THREE VERSATILE RECEPTION ROOMS - one previous 5th bedroom or potential for home office/study, kitchen/breakfast room, GUEST CLOAKROOM, FOUR BEDROOMS, family bathroom, separate WC and AMPLE STORAGE.

EARLY VIEWING IS STRONGLY ADVISED

EPC: D

BARNET COUNCIL TAX BAND: G

TENURE: Freehold

























GROUND FLOOR

Entrance Porch

Hall

Reception

21'10 x 12'5 (6.65m x 3.78m)

Reception

12'5 x 8'10 (3.78m x 2.69m)

Kitchen/Breakfast Room 12'5 x 11'10 (3.78m x 3.61m)

Bedroom/Utility Area

17'2 x 8'11 (5.23m x 2.72m)

Guest Cloakroom 5'11 x 5'10 (1.80m x 1.78m)

FIRST FLOOR

Landing

Bedroom

11'0 x 8'11 (3.35m x 2.72m)

Family Bathroom 8'11 x 6'2 (2.72m x 1.88m)

Separate WC 8'11 x 2'5 (2.72m x 0.74m)

Bedroom

11'10 x 8'0 (3.61m x 2.44m)

Bedroom

12'5 x 10'2 (3.78m x 3.10m)

Bedroom

15'3 x 11'1 (4.65m x 3.38m)

Landing Storage

OUTBUILDING

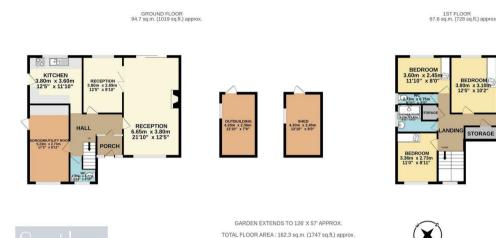
13'10 x 7'9 (4.22m x 2.36m)

SHED

13'10 x 8'0 (4.22m x 2.44m)

GARDEN EXTENDS TO APPROX 126' x 57' (38.40m x 17.37m)

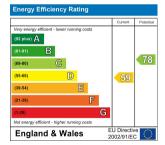
Floor Plan

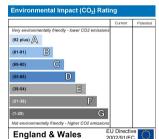


Area Map



Energy Efficiency Graph





Viewing

Please contact our Barnet Office on 020 8441 7173

if you wish to arrange a viewing appointment for this property or require further information.

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- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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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