



## Old Fold View

Arkley, Barnet, EN5 4EA

Offers In Excess Of £1,000,000

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SEMI-DETACHED FAMILY HOME set in a quiet desirable location with FAR REACHING VIEWS OVER OPEN COUNTRYSIDE.

The property provides EXCELLENT FAMILY LIVING SPACE with additional scope for loft extension (STPP) with an impressive greenbelt outlook.

Currently arranged over two floors, the VERSATILE ACCOMMODATION consists of an attractive entrance hall, GUEST CLOAKROOM, lounge/STUDY, UTILITY ROOM, a further reception and EXTENSIVE KITCHEN/BREAKFAST AREA overlooking the garden. This THREE BEDROOM family residence has the benefit of a MATURE PRIVATE GARDEN with extended views, OFF STREET PARKING and a STUNNING NEW OUTBUILDING with WC & basin.

This HIGHLY SOUGHT AFTER NEIGHBOURHOOD is also conveniently located for access to GOOD & OUTSTANDING LOCAL SCHOOLS, including Christ Church and QE Boys.

VIEWING IS RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

EPC : C

BARENT COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

**Entrance Hall**

**Front Reception**

16'2 x 12'5 (4.93m x 3.78m)

**Reception Room**

12'6 x 10'10 (3.81m x 3.30m)

**Kitchen/Breakfast Room**

18'9 x 18'6 (5.72m x 5.64m)

**Utility Room**

8'10 x 8'1 (2.69m x 2.46m)

**Guest Cloakroom**

**STUDIO/OUTBUILDING**

25'5 x 9'10 (7.75m x 3.00m)

**Cloakroom/WC**

**FIRST FLOOR**

**Landing**

**Bedroom One**

16'2 x 11'4 (4.93m x 3.45m)

**Bedroom Two**

13'1 x 10'10 (3.99m x 3.30m)

**Bedroom Three**

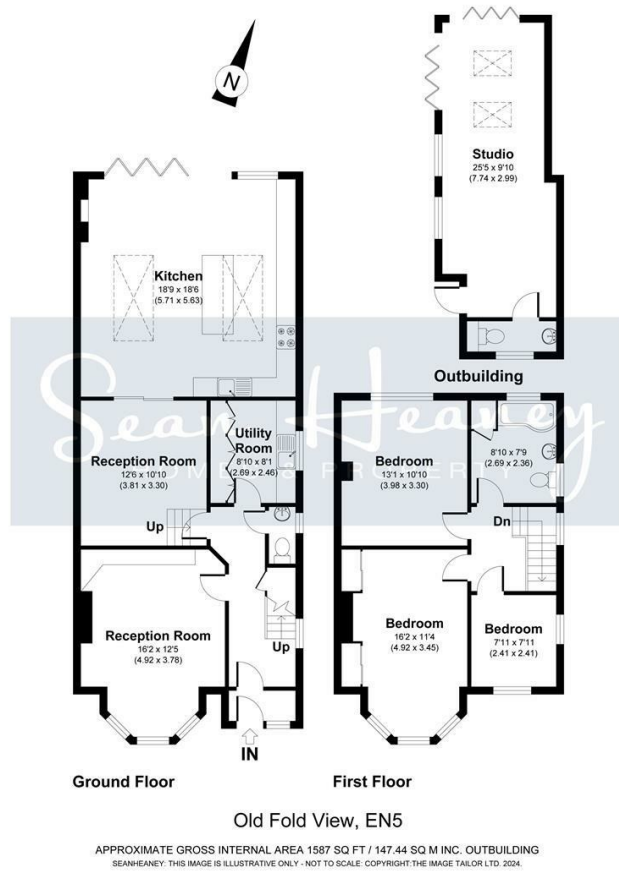
7'11 x 7'11 (2.41m x 2.41m)

**Family Bathroom**

8'10 x 7'9 (2.69m x 2.36m)



## Floor Plan

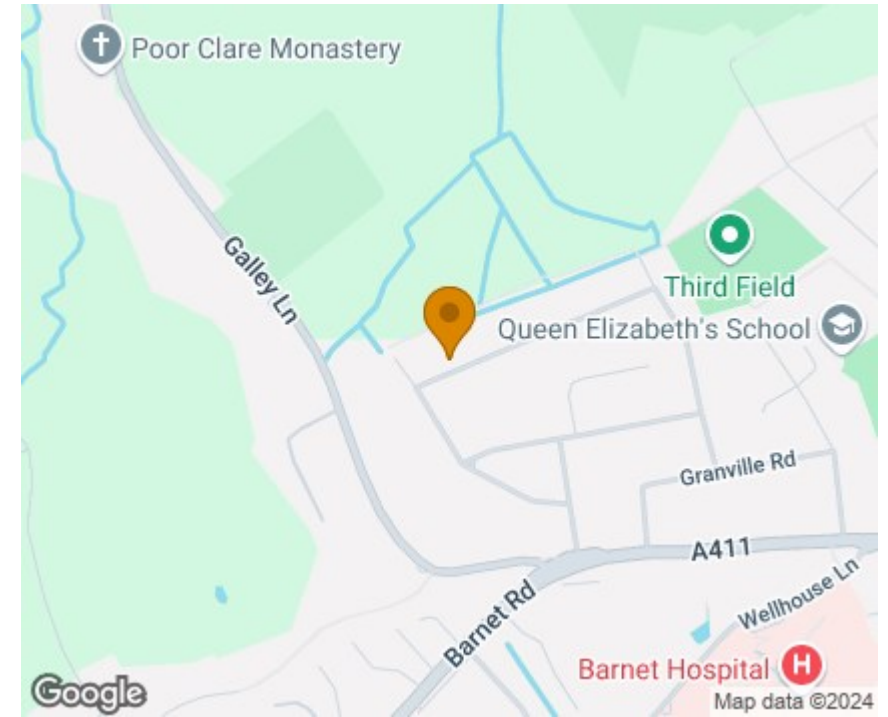


## Viewing

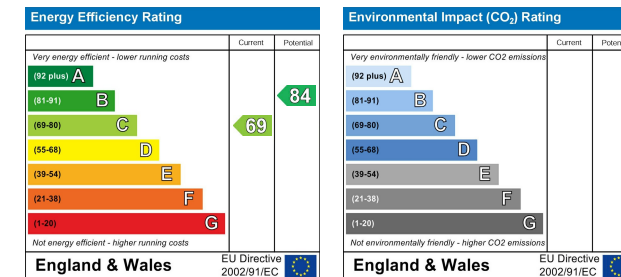
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Area Map



## Energy Efficiency Graph



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