



Barnet Road

Arkley, Barnet, EN5 3ES

Guide Price £1,100,000



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A DECEPTIVELY SPACIOUS & STYLISH DETACHED HOUSE approaching 1,700 sq ft and offering excellent TRANSPORT LINKS. The VERSATILE ACCOMODATION combines practical and contemporary living in the ideal ARKLEY LOCATION.

The STUNNING 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, with OFF-STREET PARKING for numerous vehicles.

The accommodation is arranged over 3 floors and consists of a welcoming hallway, a BEAUTIFUL KITCHEN/DINER leading to the rear garden and opening out to a SPACIOUS LIVING AREA. To the first floor there are three bedrooms and two bathrooms (1 PRINCIPLE BEDROOM WITH EN-SUITE SHOWER ROOM). The property benefits from a LOWER GROUND LEVEL, FULLY TANKED, which provides a superb SELF-CONTAINED SPACE including UTILITY AREA, large bedroom, ADDITIONAL RECEPTION ROOM and a THIRD BATHROOM.

* Viewing is essential & strictly by appointment only *

EPC : C

BARNET COUNCIL TAX BAND : G

TENURE : Freehold





GROUND FLOOR

Entrance Hall

Kitchen/Dining Room
18'9 x 11'9 (5.72m x 3.58m)

Reception Room
16'5 x 11'8 (5.00m x 3.56m)

Guest Cloakroom

FIRST FLOOR

Landing

Principle Bedroom
13'0 x 12'9 (3.96m x 3.89m)

En-Suite Shower Room
7'9 x 6'7 (2.36m x 2.01m)

Bedroom
11'0 x 9'6 (3.35m x 2.90m)

Bedroom
11'8 x 7'5 (3.56m x 2.26m)

Family Bathroom
7'11 x 6'7 (2.41m x 2.01m)

LOWER GROUND FLOOR

Utility Area
12'7 x 6'9 (3.84m x 2.06m)

Reception Room
18'9 x 11'9 (5.72m x 3.58m)

Bedroom
16'3 x 11'3 (4.95m x 3.43m)

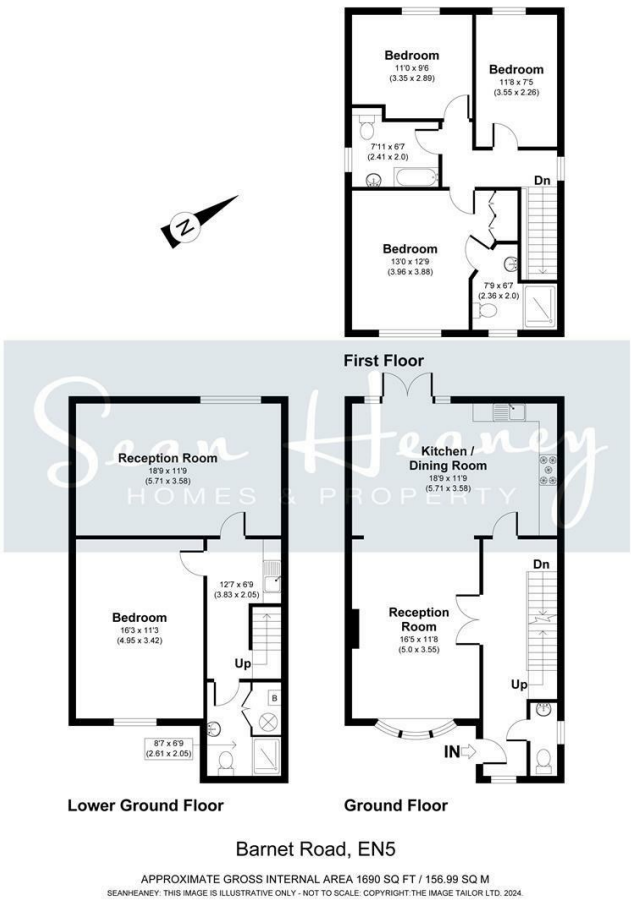
Shower Room
8'7 x 6'9 (2.62m x 2.06m)

Storage/Boiler Room

GARDEN



Floor Plan

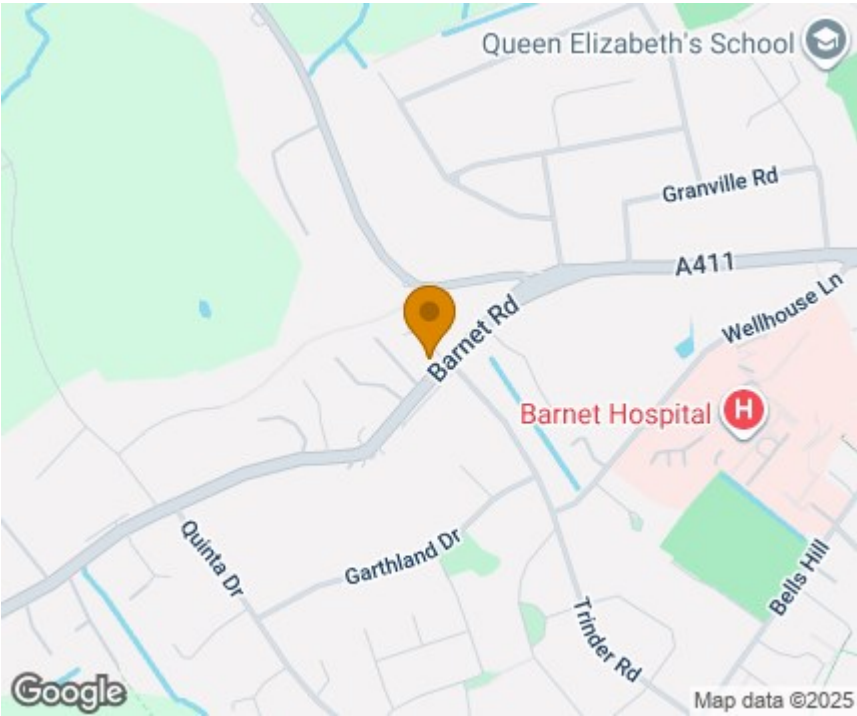


Viewing

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

