



Barnet Gate Lane, Arkley, EN5 2AA
£595,000 Freehold Council Tax Band E

REAL ESTATES
Est.1981

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Real Estates are delighted to offer for sale this charming cottage, situated just over a mile from High Barnet's amenities including 'The Spires' shopping centre and a variety of restaurants and coffee shops.

The generous living accommodation comprises an entrance lobby leading into a spacious lounge/diner with featured fireplace and quality wood flooring throughout. Beyond this, is a fitted kitchen with a door leading off to a heated conservatory with tiled floor and views over the garden.

The 1st floor accommodation provides 2 double bedrooms with fitted cupboards/wardrobe space and a shower room in between.

Externally there is a good size, well maintained rear garden mainly laid to lawn with 2 small patio areas. A paved area to the front of the property provides parking for 1 small car.

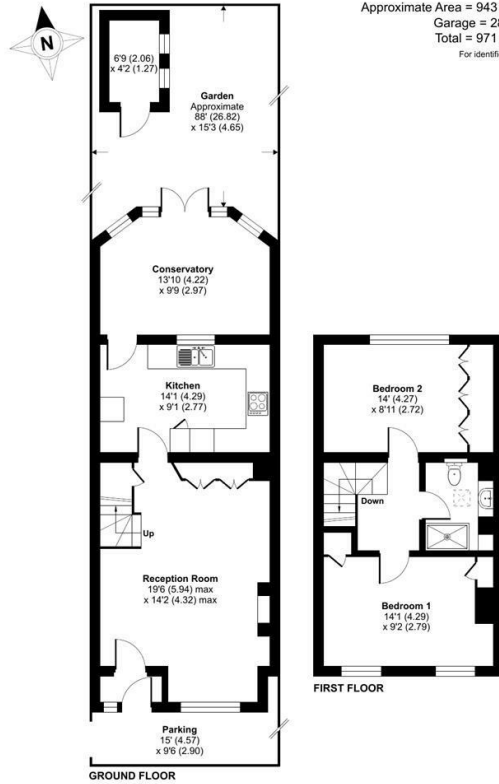
Please contact our Totteridge office for further information or to arrange a viewing.





Barnet Gate Lane, Barnet, EN5

Approximate Area = 943 sq ft / 87.6 sq m
 Garage = 28 sq ft / 2.6 sq m
 Total = 971 sq ft / 90.2 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Real Estates - REF: 1080395

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | 87 | 87 |
| Energy efficient - lower running costs | B | 87 | 87 |
| Decent energy efficiency - lower running costs | C | 66 | 87 |
| Some energy efficiency - lower running costs | D | 66 | 87 |
| Low energy efficiency - higher running costs | E | 66 | 87 |
| Very low energy efficiency - higher running costs | F | 66 | 87 |
| Energy inefficient - higher running costs | G | 66 | 87 |

EU Directive

