



Galley Lane, Arkley, EN5 4AR

£1,550,000 Freehold

Council Tax Band G

REAL ESTATES
Est.1981

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Real Estates are delighted to offer for sale this well presented detached family home which was built 30 years ago by the current owner, comprising approx. 2200 sq ft of well designed accommodation with extreme attention to detail.

This wonderful home includes a spacious entrance hall, front reception, through lounge to the rear, separate fitted kitchen/breakfast room, Guest Cloakroom, integral garage which currently houses utilities/additional storage or car. The 1st floor provides 4 bedrooms (4th bedroom currently used as a study) and 3bathrooms (2 en-suite). Also benefitting from a fully boarded and carpeted loft aprox 40 x 28' which could be easily converted STPP. Externally there is a large driveway for a number of cars and rear garden measuring approx 80' with a large shed to the side of the property.

Situated in one of Arkley's finest roads, central London can be reached within 30 minutes by car. Train stations include Totteridge & Whetstone, Mill Hill and Barnet. The M1 motorway is approx. within 5 miles and M25 within 2 miles, providing easy access to all of London's airports. Schools including Queen Elizabeth's Boys and girls, Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver provide top class education in the area. Many schools operate their coach service through Arkley.

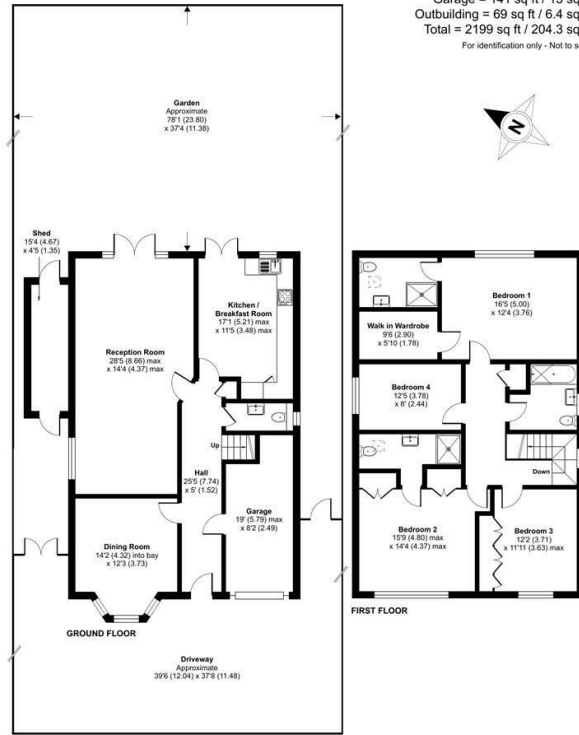
Please contact our Totteridge office for further information or to arrange a viewing. Sole Agent.





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Approximate Area = 1989 sq ft / 184.8 sq m
 Garage = 141 sq ft / 13 sq m
 Outbuilding = 69 sq ft / 6.4 sq m
 Total = 2199 sq ft / 204.3 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: 1120462

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		74
Decent energy efficiency - lower running costs	C	63	
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



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