



Hedgerow Lane, Arkley, EN5 3DT
Asking Price £1,850,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

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Nestled in a peaceful, sought-after Arkley location, this stunning detached family home offers spacious, light-filled living with underfloor heating throughout the home and excellent indoor and outdoor flow. Each room on the ground floor seamlessly connects to the garden, enhancing the home's natural light and accessibility. The kitchen is a chef's dream, featuring Poggenpohl units, Gaggenau appliances, solid granite worktops and flooring, a wine cooler, and a teppanyaki grill. The home also includes a home office, three elegant reception rooms, a cinema room, and a utility room.

Upstairs, the master bedroom features air conditioning and an en-suite bathroom, with two additional en-suite bedrooms, plus two more bedrooms and a family bathroom.

Outside, enjoy a beautifully landscaped garden with a sun terrace, a double garage with an office/games room above, and gated parking for 3 cars plus off-street parking. The garage is equipped with power points for fitting an EV charging unit for convenience.

Just 30 minutes from central London, this home is near top schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver, and Queen Elizabeth's. The M1, M25, and local train stations at Totteridge, Mill Hill, and Barnet provide excellent transport links.



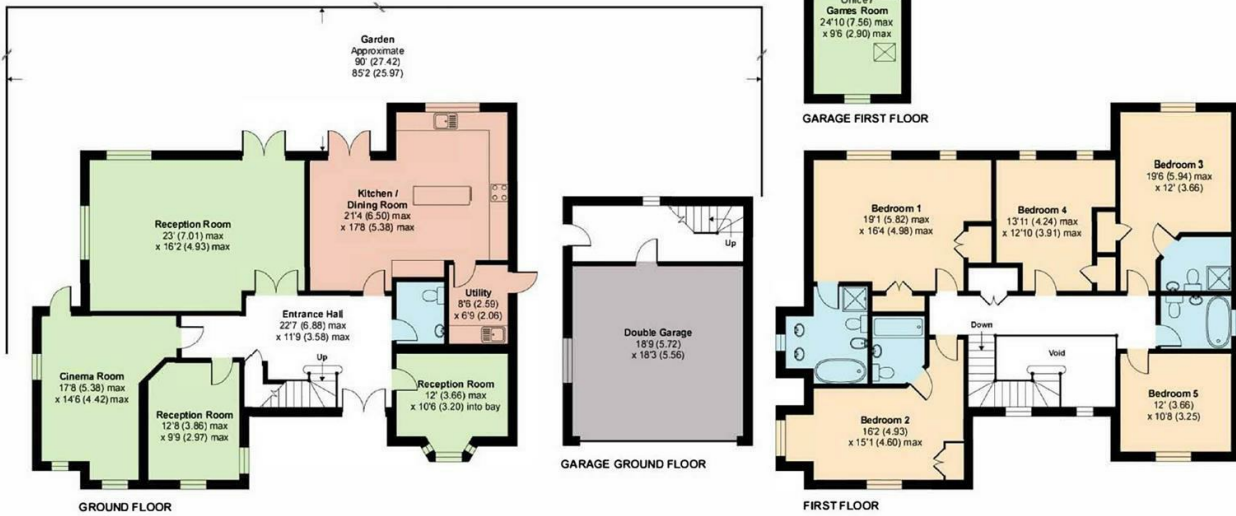


Hedgerow Lane, Arkley, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 3558 SQ FT 330.5 SQ METRES (Excludes Void) OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 713 SQ FT 66.2 SQ METRES

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| B | | | |
| C | | 67 | 79 |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not energy efficient - higher running costs | | | |

EU Directive



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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