



Rowley Green Road, Arkley, EN5 3HH

Price Guide £1,850,000 Freehold

Council Tax Band G

**REAL ESTATES**  
Est.1981

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A substantial and well appointed DETACHED PERIOD HOME, situated in this sought after location, boasting a mature 135 ft rear garden with summer house and a 786 sq ft self-contained annex with kitchen and shower room, ideal for use as a gym/office/games room or additional accommodation. The beautifully presented accommodation comprises a wood panelled entrance hall, open plan bespoke fitted kitchen, 2 reception rooms, dining room, guest cloakroom and utility room to the ground floor.

The 1st floor offers a wonderful principal bedroom with a contemporary en-suite bathroom and dressing room (previously bed 5), 3 further double bedrooms and a modern family bathroom. A generous loft room with eaves storage occupies the top floor.

At the front of property is a carriage driveway providing off street parking for several cars. The house has the benefit of state-of-the-art security including a new hardwired Banham Alarm and monitored motion-sensor CCTV system.

Central London can be reached within 30 minutes by car. A number of nearby train stations include Totteridge, Mill Hill and Barnet. 'Pentroofs' is also within 5 miles of both the M1 and M25 motorways providing easy access to all of London's airports. Schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's provide top class education in the area. Many schools operate their coach service through Arkley.

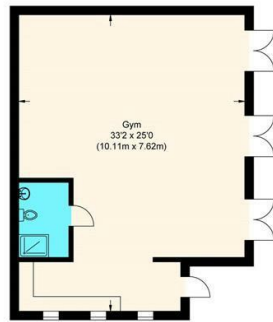
Please contact our Totteridge office for further information or to arrange a viewing.



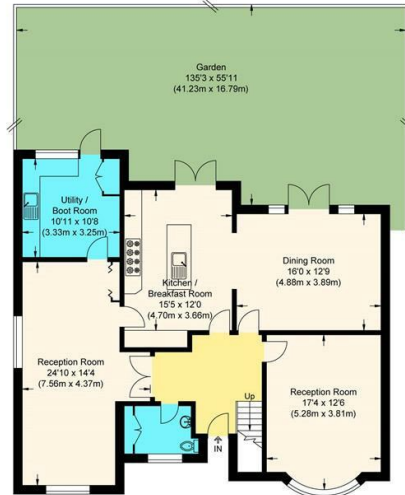








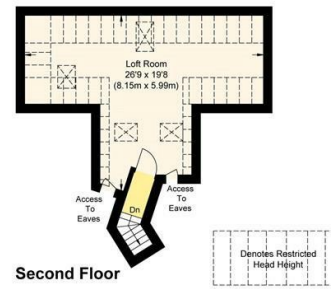
Outbuilding



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Floor Area : 248.90 sq m / 2679.14 sq ft  
 Limited Use Area Area : 15.30 sq m / 164.69 sq ft  
 Outbuilding Area : 73.00 sq m / 785.76 sq ft  
 Total : 337.20 sq m / 3629.59 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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

