



Barnet Road, Arkley, EN5 3HB
£3,875,000 Freehold Council Tax Band G

REAL ESTATES
Est.1981

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A traditionally built detached residence with a contemporary feel and countryside views towards Totteridge, with an annexe that can form part of the main house, plus a delightful SOUTH FACING landscaped garden complete with tennis court. Ample scope to extend and develop further STPP.

Approached via a deep drive, an enclosed porch opens onto a stunning vaulted reception hall with feature staircase from which all rooms lead and include a guest cloakroom, reception room, study, gymnasium, storage room, kitchen/breakfast room and utility room. There is also access through to the adjacent annexe and the garage.

The gallery landing overlooks the reception hall. Double doors lead onto the master bedroom suite with a terrace overlooking the garden, en suite dressing room and large en suite bathroom. 2 further bedrooms, an ensuite shower, family bathroom and large storage room complete the 1st floor. The top floor comprises a large bedroom with a walk-in wardrobe and storage room. Externally there is a delightful landscaped garden complete with a tennis court and a raised sun soaked terrace, a large deep drive with ample off street parking.

Central London can be reached within 30 minutes by car. A number of nearby train stations include Totteridge, Mill Hill and Barnet. The property 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.





Semmering, Barnet Road, Barnet, EN5

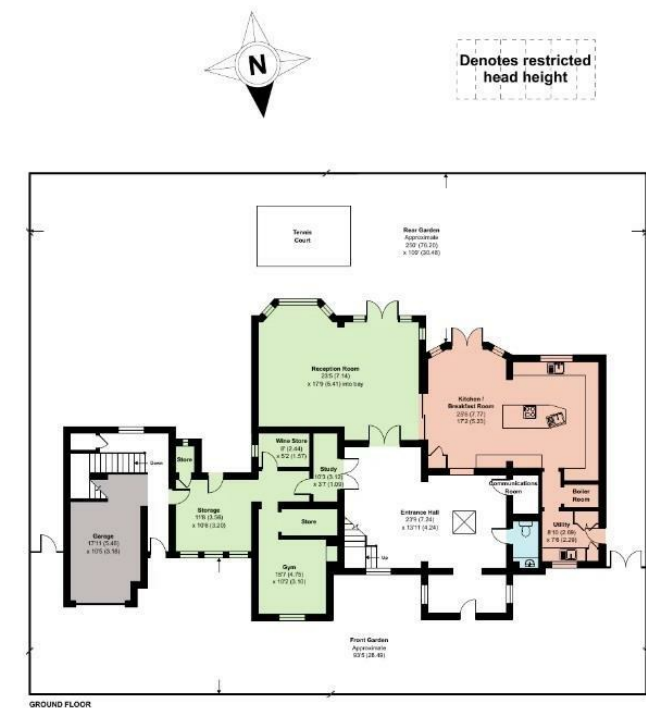
Approximate Area = 4647 sq ft / 431.7 sq m (excludes void)

Limited Use Area(s) = 169 sq ft / 15.7 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 5001 sq ft / 464.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023. Produced for Statons. REF: 981047



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		73
B (81-90)		
C (69-80)	65	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		

