

# Sean Heaney

HOMES & PROPERTY



**Galley Lane**

Arkley, Barnet, EN5 4AL

£1,750,000



## Galley Lane

Arkley, Barnet, EN5 4AL

A superb detached family home, set behind a secure gated frontage on a generous south-westerly aspect plot, located in this highly sought-after semi-rural setting.

The beautifully presented accommodation comprises five bedrooms, two bathrooms (including an en suite), three reception rooms, and a recently renovated and extended stunning fully fitted kitchen/breakfast room, along with a utility room and guest cloakroom.

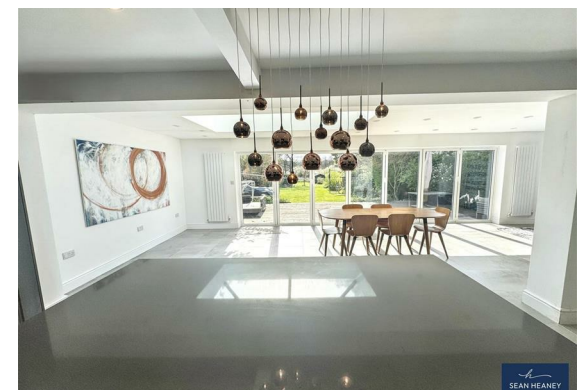
Externally, the property boasts an extensive rear garden overlooking greenbelt countryside, offering a wonderful sense of privacy and open views. Additionally, the terrace area benefits from an extensive modern spa/hot tub. To the front, there is off-street parking for multiple vehicles, with further access to a large double garage.

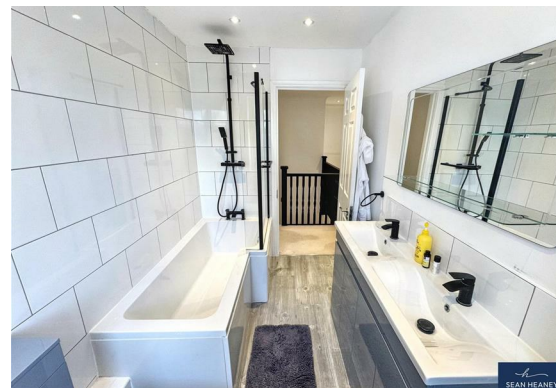
Situated within easy reach of High Barnet, with its excellent shopping, well-regarded schools, and transport links, the property offers both convenience and a tranquil location, with access to countryside walks.

EPC : D

BARNET COUNCIL TAX BAND : G

TENURE : Freehold





## GROUND FLOOR

### Entrance Hallway

### Study

8'5 x 9'6 (2.57m x 2.90m)

### Reception / Lounge

12'3 x 20'0 (3.73m x 6.10m)

### Dining / Family Room

31'11 x 12'4 (9.73m x 3.76m)

### Kitchen / Breakfast Room

19'3 x 17'1 (5.87m x 5.21m)

### Utility Area

8'8 x 5'9 (2.64m x 1.75m)

### Guest Cloakroom

## GARAGE

17'8 x 16' (5.38m x 4.88m )

## FIRST FLOOR

### Landing

### Bedroom Five

8'10 x 10'10 (2.69m x 3.30m)

### Bedroom Four

9'3 x 10'10 (2.82m x 3.30m)

### Family Bathroom

8'10 x 5'7 (2.69m x 1.70m)

### Bedroom Three

9'11 x 11'5 (3.02m x 3.48m)

### Bedroom Two

9'10 x 9'8 (3.00m x 2.95m)

### Principal Bedroom

11'5 x 17'3 (3.48m x 5.26m)

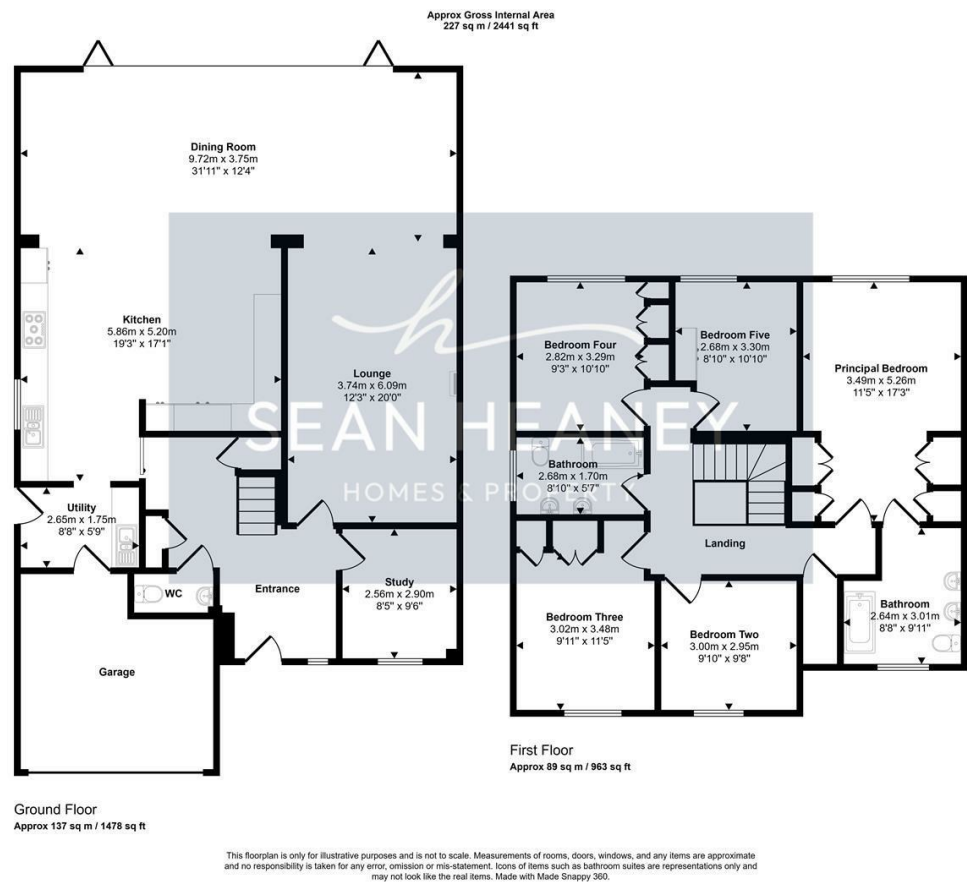
### En-Suite

8'8 x 9'11 (2.64m x 3.02m)

## GARDEN



Floor Plan

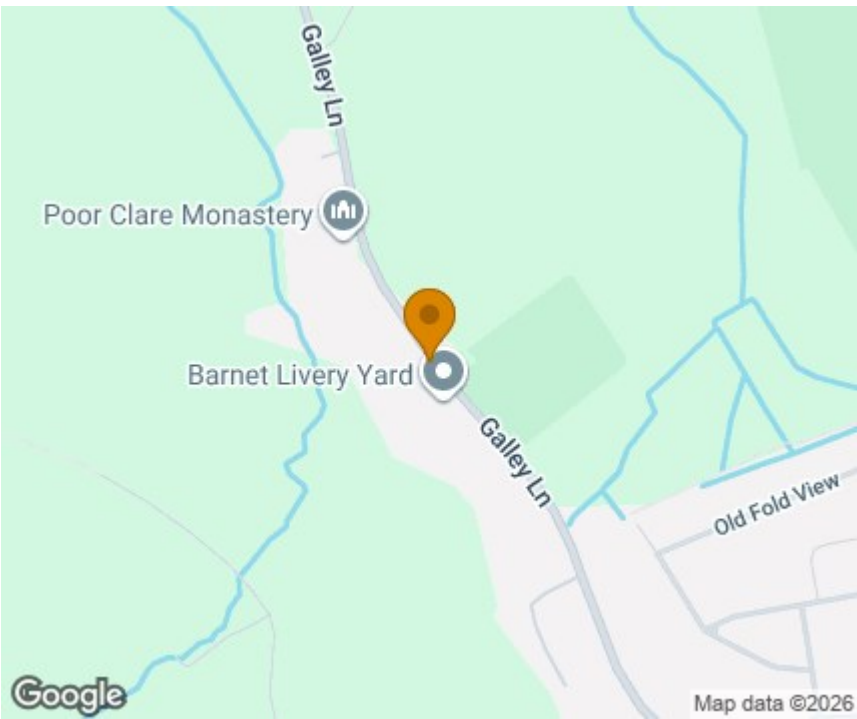


Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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Area Map



Energy Efficiency Graph

