

# Sean Heaney

HOMES & PROPERTY



## Barnet Road

Arkley Village, Barnet, EN5 3HD

Guide Price £1,250,000





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EXCELLENT OPPORTUNITY to acquire a DETACHED FAMILY HOME presently in excess of 1,700 sq ft occupying a GENEROUS SOUTHERLY ASPECT CORNER PLOT and offering EXCEPTIONAL SCOPE FOR EXTENSION/IMPROVEMENT (STPP).

A commanding position, circa quarter of an acre, with the POTENTIAL FOR DEVELOPMENT (STPP) and FAR REACHING VIEWS, the residence is within easy reach of HIGH BARNET TOWN CENTRE with it's multiple shopping, leisure and transport facilities including the NORTHERN LINE UNDERGROUND. Placed nearby GOOD & OUTSTANDING SCHOOLS as well as open GREENBELT COUNTRYSIDE, this provides the PERFECT FAMILY HOME.

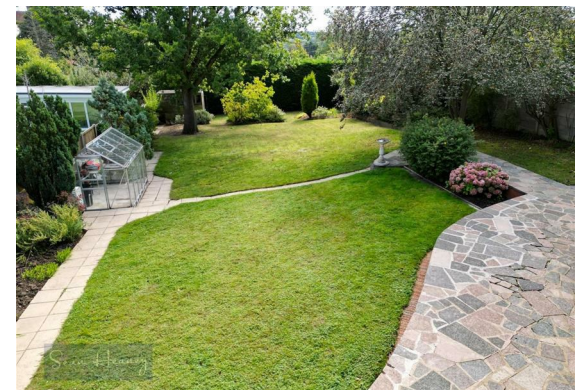
Approached by a sweeping drive, the property benefits further from TWO OUTBUILDINGS and a STUNNING REAR GARDEN EXTENDING 126 ft. The accommodation currently consists of a large open hallway, THREE VERSATILE RECEPTION ROOMS - one previous 5th bedroom or potential for home office/study, kitchen/breakfast room, GUEST CLOAKROOM, FOUR BEDROOMS, family bathroom, separate WC and AMPLE STORAGE.

\*EARLY VIEWING IS STRONGLY ADVISED\*

EPC : D

BARNET COUNCIL TAX BAND : G

TENURE : Freehold







## GROUND FLOOR

Entrance Porch

Hall

Reception

21'10 x 12'5 (6.65m x 3.78m)

Reception

12'5 x 8'10 (3.78m x 2.69m)

Kitchen/Breakfast Room

12'5 x 11'10 (3.78m x 3.61m)

Bedroom/Utility Area

17'2 x 8'11 (5.23m x 2.72m)

Guest Cloakroom

5'11 x 5'10 (1.80m x 1.78m)

## FIRST FLOOR

Landing

Bedroom

11'0 x 8'11 (3.35m x 2.72m)

Family Bathroom

8'11 x 6'2 (2.72m x 1.88m)

Separate WC

8'11 x 2'5 (2.72m x 0.74m)

Bedroom

11'10 x 8'0 (3.61m x 2.44m)

Bedroom

12'5 x 10'2 (3.78m x 3.10m)

Bedroom

15'3 x 11'1 (4.65m x 3.38m)

Landing Storage

## OUTBUILDING

13'10 x 7'9 (4.22m x 2.36m)

SHED

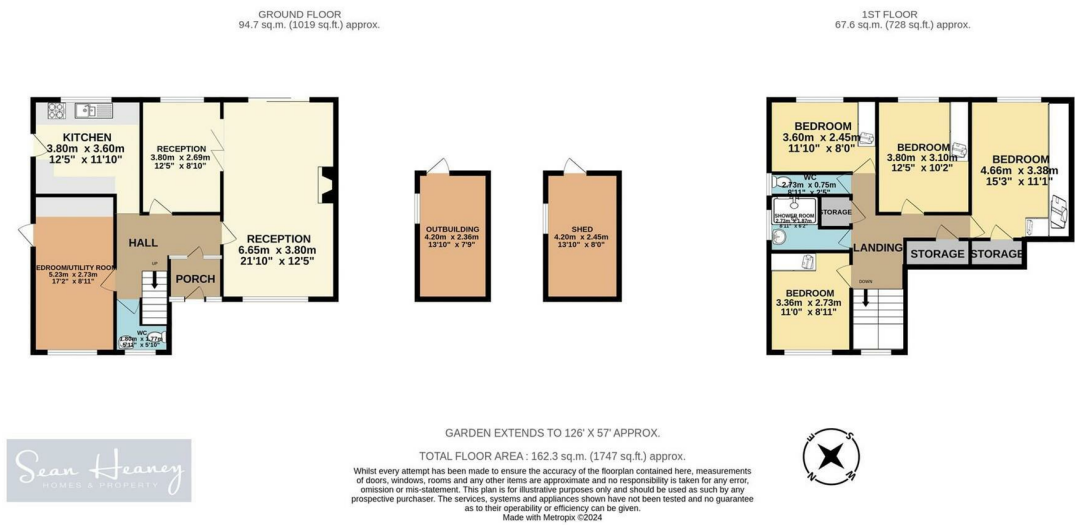
13'10 x 8'0 (4.22m x 2.44m)

GARDEN EXTENDS TO APPROX

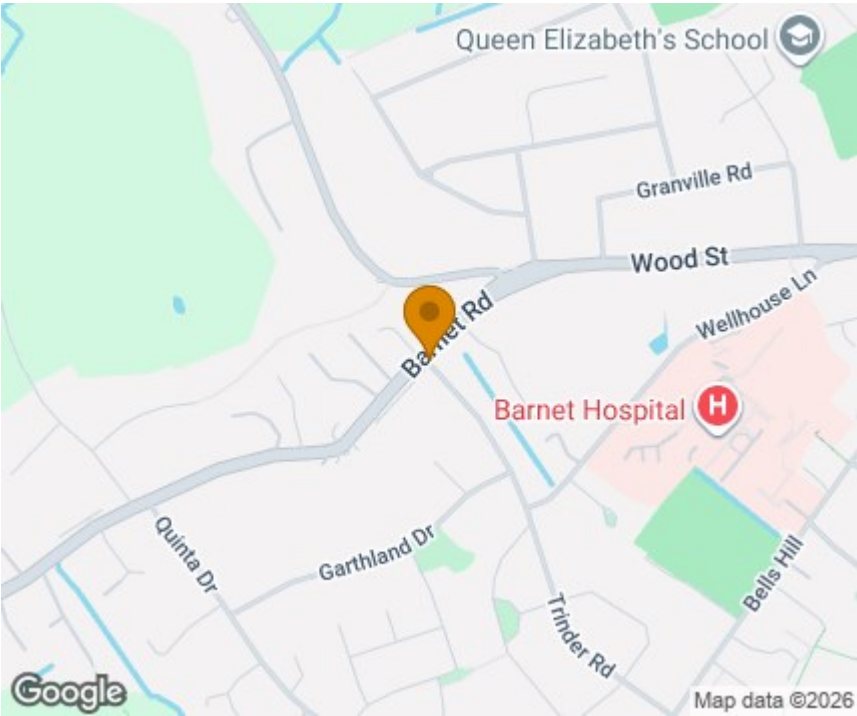
126' x 57' (38.40m x 17.37m)



Floor Plan



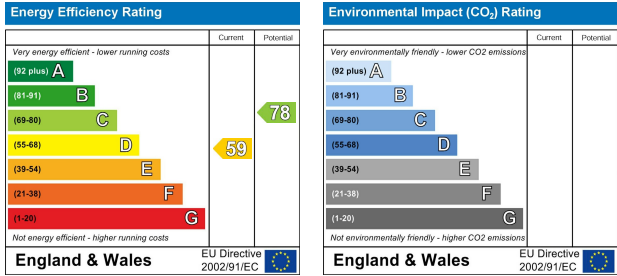
Area Map



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.

Energy Efficiency Graph



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.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.