

# Sean Heaney

HOMES & PROPERTY



**Galley Lane**

Arkley, Barnet, EN5 4AL

£1,750,000



5



2



3



## 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.

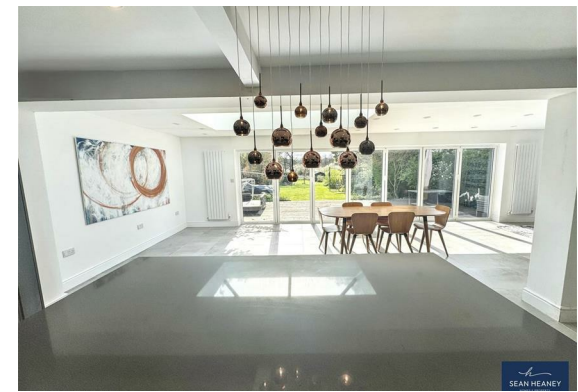
Externally, the property boasts an extensive rear garden overlooking greenbelt countryside, offering a wonderful sense of privacy and open views. Additionally, the terrace area benefits from an extensive modern spa/hot tub. To the front, there is off-street parking for multiple vehicles, with further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

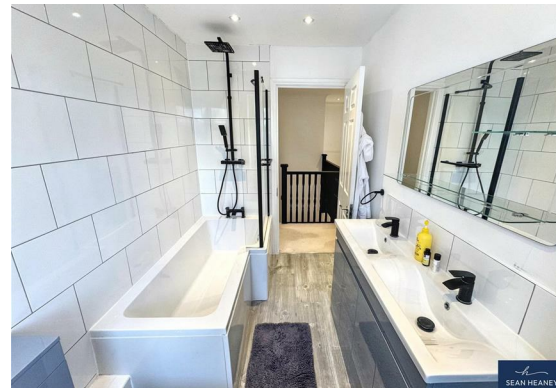




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## GROUND FLOOR

**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**



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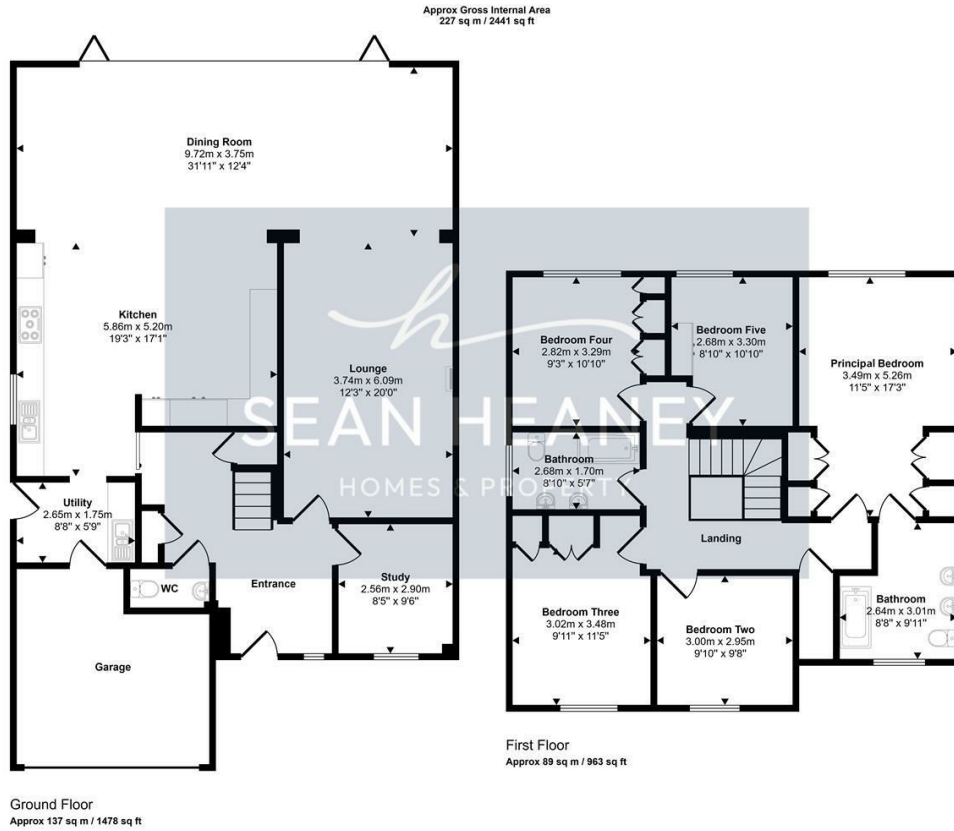


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## Floor Plan



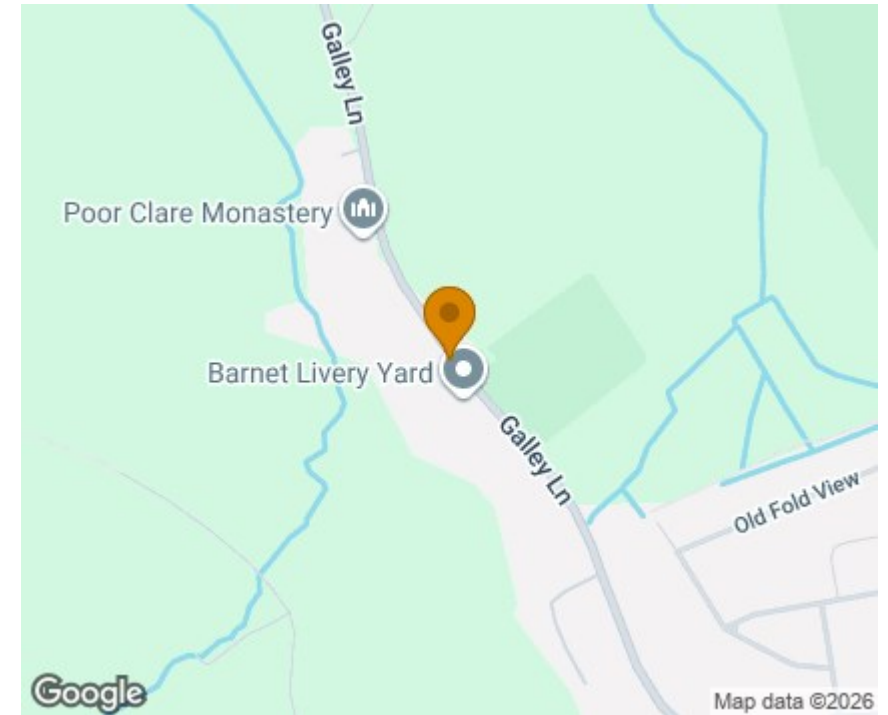
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

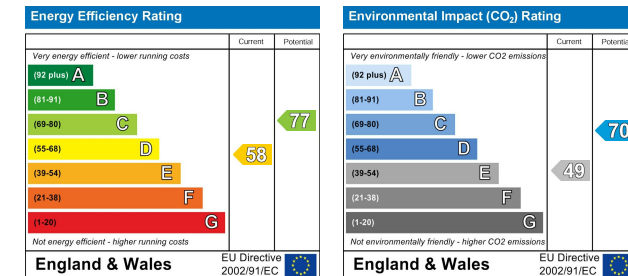
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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