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Rockways
Arkley

8 Rockways

Arkley, Herts, EN5 3JJ

OIEO £1,500,000

Situated in this sought after cul de sac, a beautifully presented 5 bedroom detached home, offering generous living space along with modern convenience. With multiple reception rooms, a private rear garden, off-street parking, and a garage, this property is perfect for family living. The ground floor boasts a bright and spacious reception room, a second reception room/formal dining room and a stylish kitchen with ample storage. A separate study provides a dedicated workspace, while a guest WC and internal garage access add practicality. Upstairs, five well-sized bedrooms offer comfort and flexibility, including a luxurious principal suite with a private dressing area and en-suite. A family bathroom and additional shower room, ensure ease for busy households. The well maintained garden features a spacious deck for entertaining and a separate shed for storage.

Location:- Surrounded by open countryside and mature woodland, yet central London can be reached within thirty minutes by car. Barnet High Street with The Spires shopping mall is also easily accessible. A number of nearby train stations including Totteridge, Mill Hill and High Barnet (all on the Northern) and New Barnet (mainline) provide a choice of alternative routes into or out of London. Arkley is within 5 miles of both the M1 and the M25 motorways providing easy access to all of London airports. Golf is well catered for in the area with Dyrham Park and Arkley Golf Clubs.

The area also has renowned schooling both state and private including Haberdashers' Aske's, Belmont/Mill Hill School, QE Boys and QE Girls.

Local Authority: Barnet

Council Tax Band: G

Tenure: Freehold

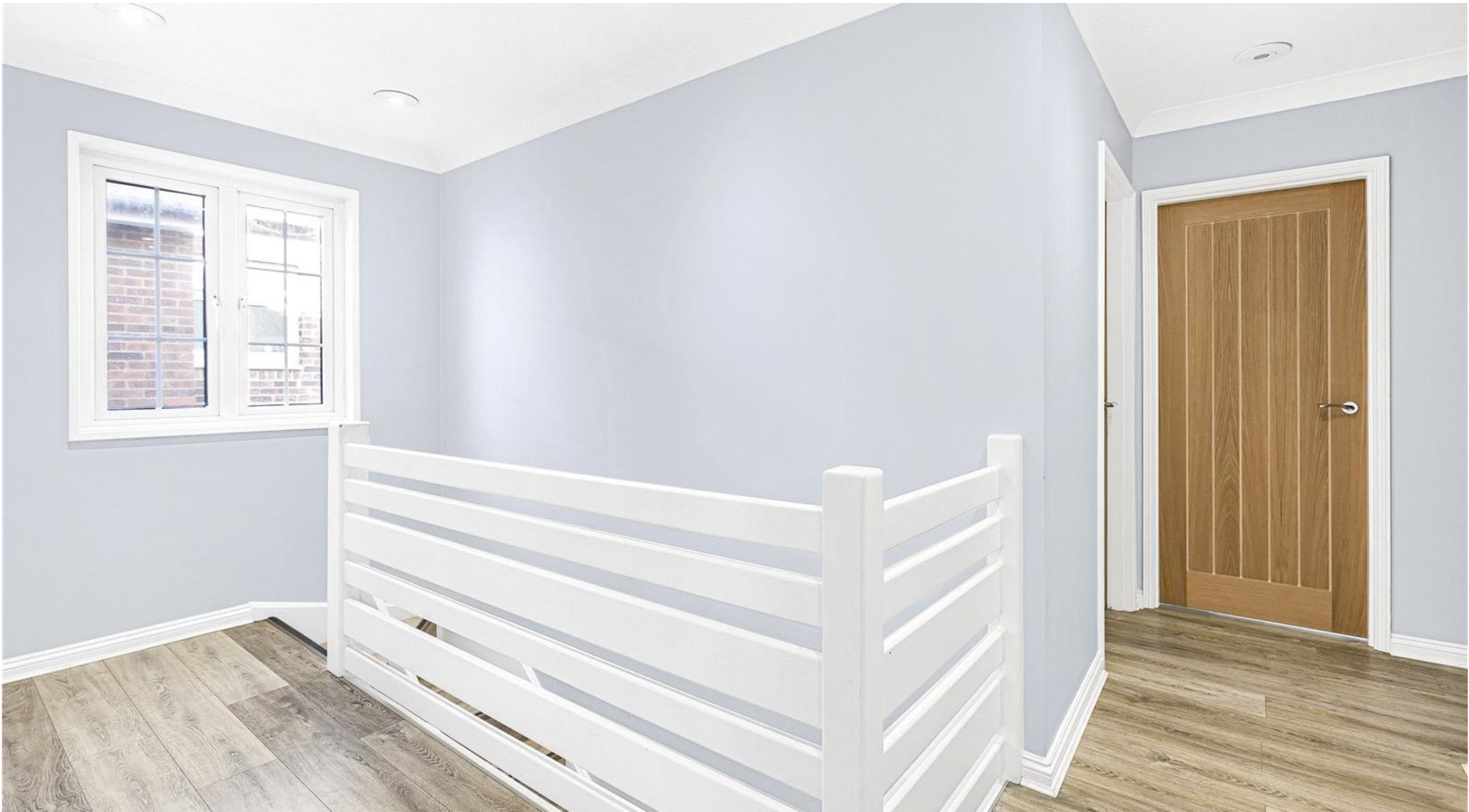






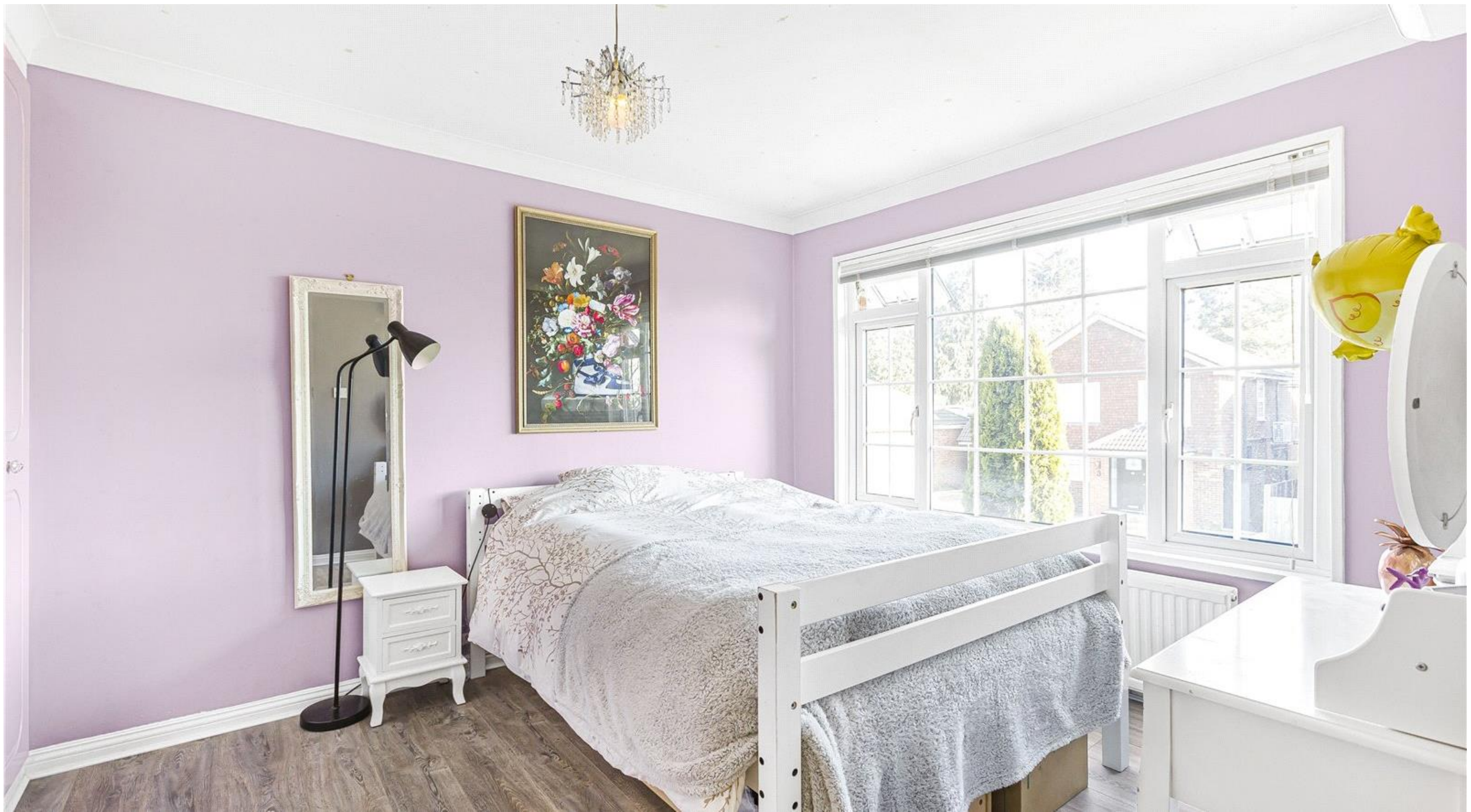














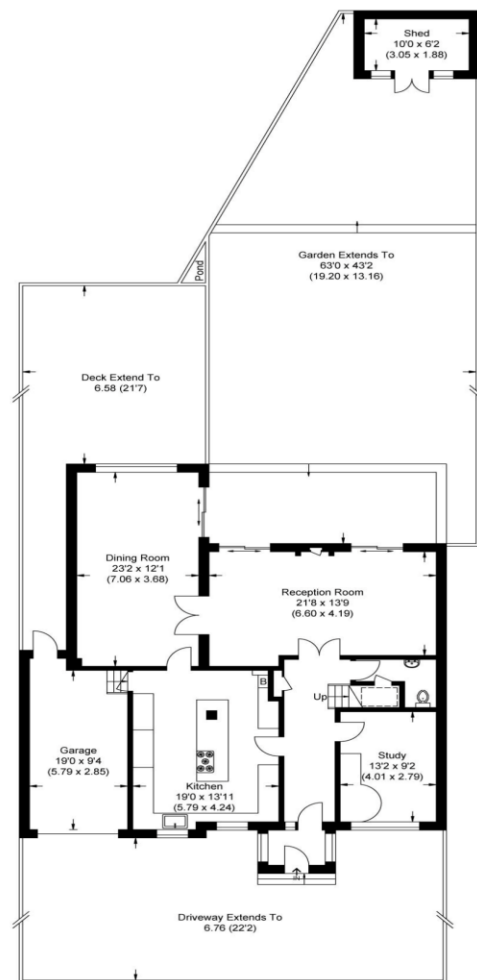






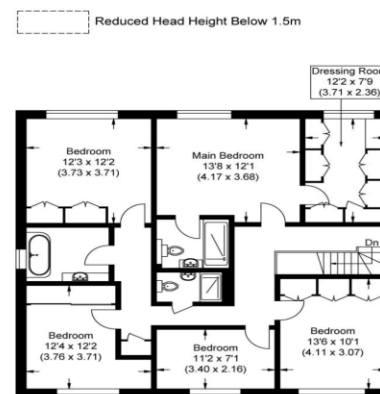






Ground Floor

Approximate Gross Internal Area 232.80 sq m / 2505.84 sq ft
(Includes Garage / Excludes Shed)
Shed Area 5.70 sq m / 61.35 sq ft
Total Area 238.50 sq m / 2567.19 sq ft
Including Limited Use Area 3.5 sq m / 37.67 sq ft



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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