

STATONS

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Barnet Gate Lane
Arkley

Barnet Gate Lane, Arkley, EN5 2AD

*** CHAIN FREE *** We are delighted to offer for sale as sole agents this stunning detached family home that has been created by the current vendors to provide just over 3,100 square feet of accommodation.

The property offers bright and spacious rooms that have been thoughtfully arranged over 3 levels and comprises a large welcoming entrance hall, 2 generous reception rooms, a fabulous kitchen/breakfast room with central island and open entrance to the conservatory, utility room, guest w.c, a stunning master bedroom suite with floor to ceiling windows, a fitted dressing room and luxurious en suite, 3 further double bedrooms (1 with en suite) and a family bathroom. A wonderful cinema room/bedroom 5 with eaves storage spans the entire top floor and enjoys far reaching views across open fields.

Externally there is a south facing rear garden measuring 83' x 48'11 with plunge pool and raised terrace areas perfect for al fresco dining and the security gated frontage provides off street parking for several vehicles.



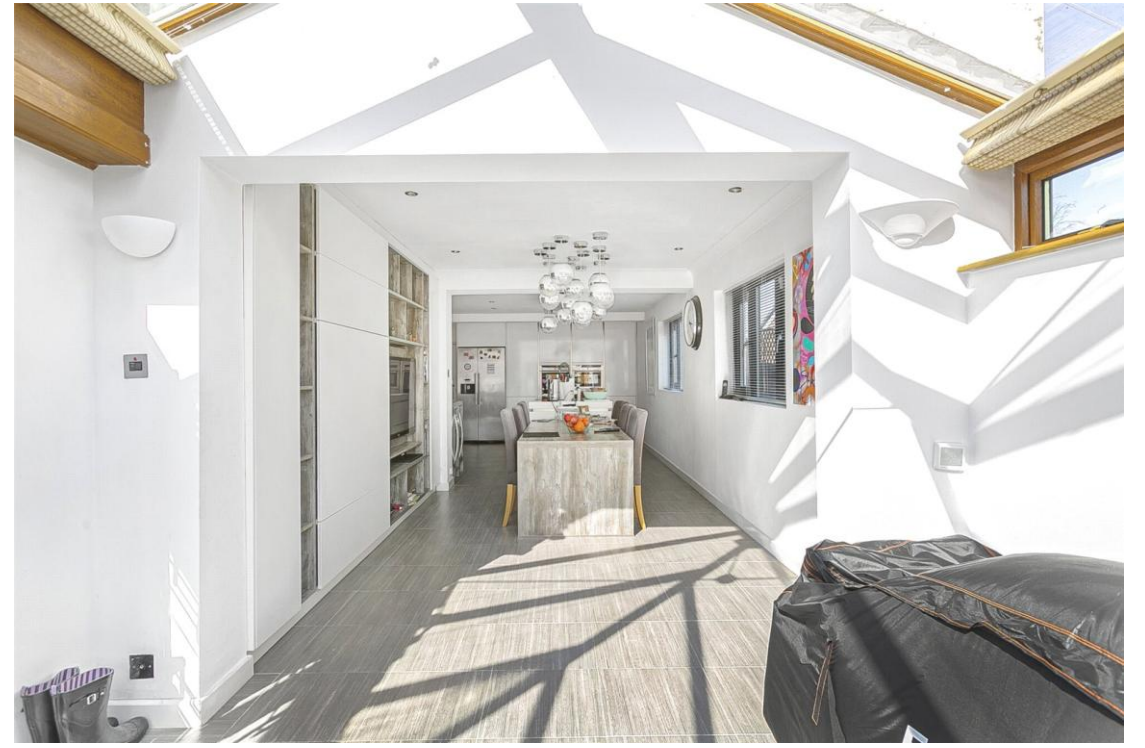






















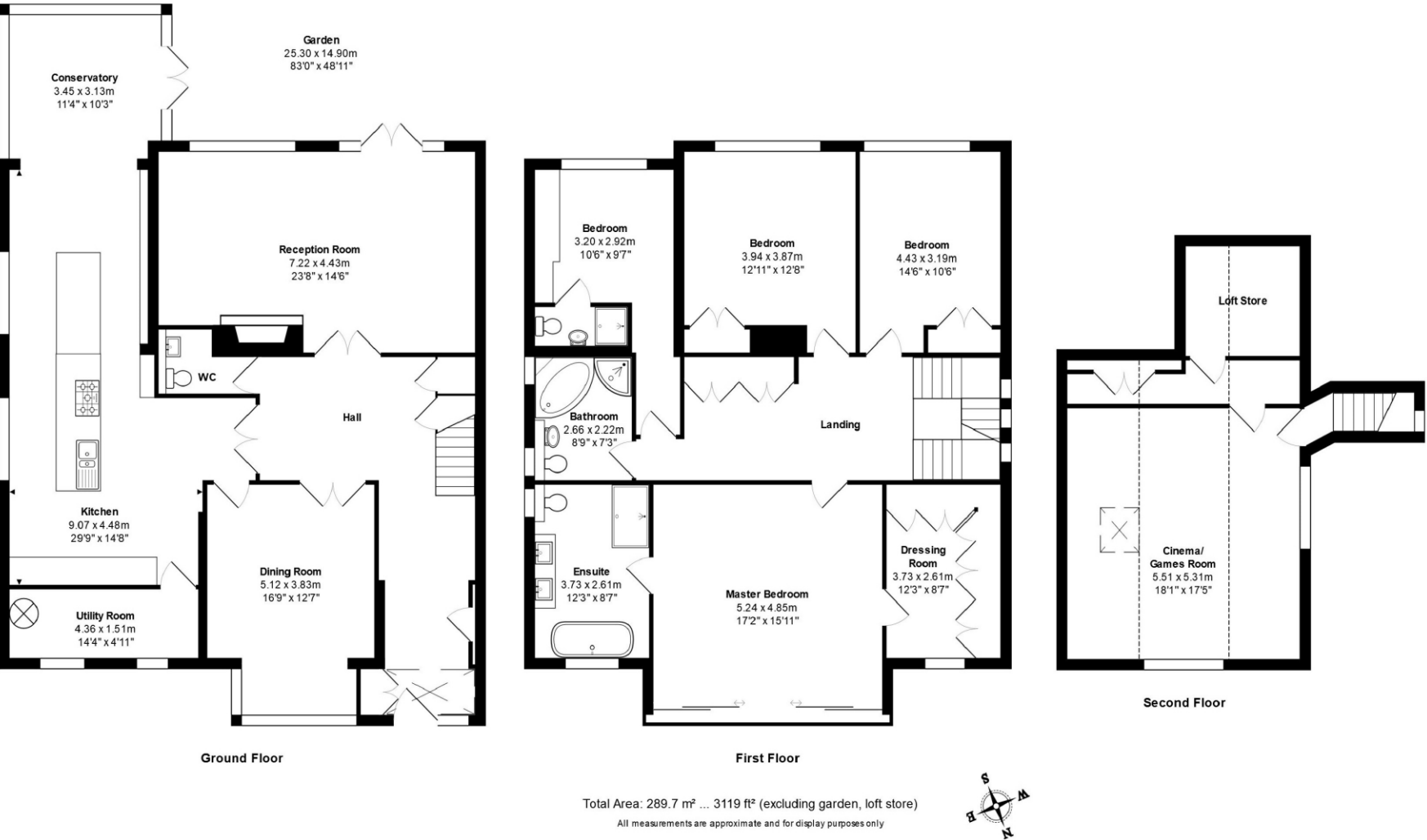








Local Authority: Barnet
Council Tax band: G
Tenure: Freehold



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 65, Potential 77

Environmental Impact (CO₂) Rating: Current 57, Potential 72

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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