

Meadowbanks
Arkley, Hertfordshire, EN5 3LY
Price £1,350,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 5 | Bathrooms 3 | Receptions 3





2 Meadowbanks
Arkley, Hertfordshire
EN5 3LY



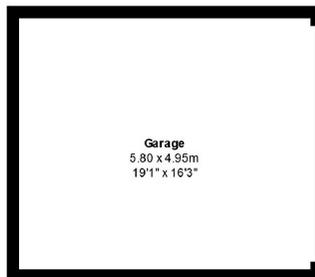
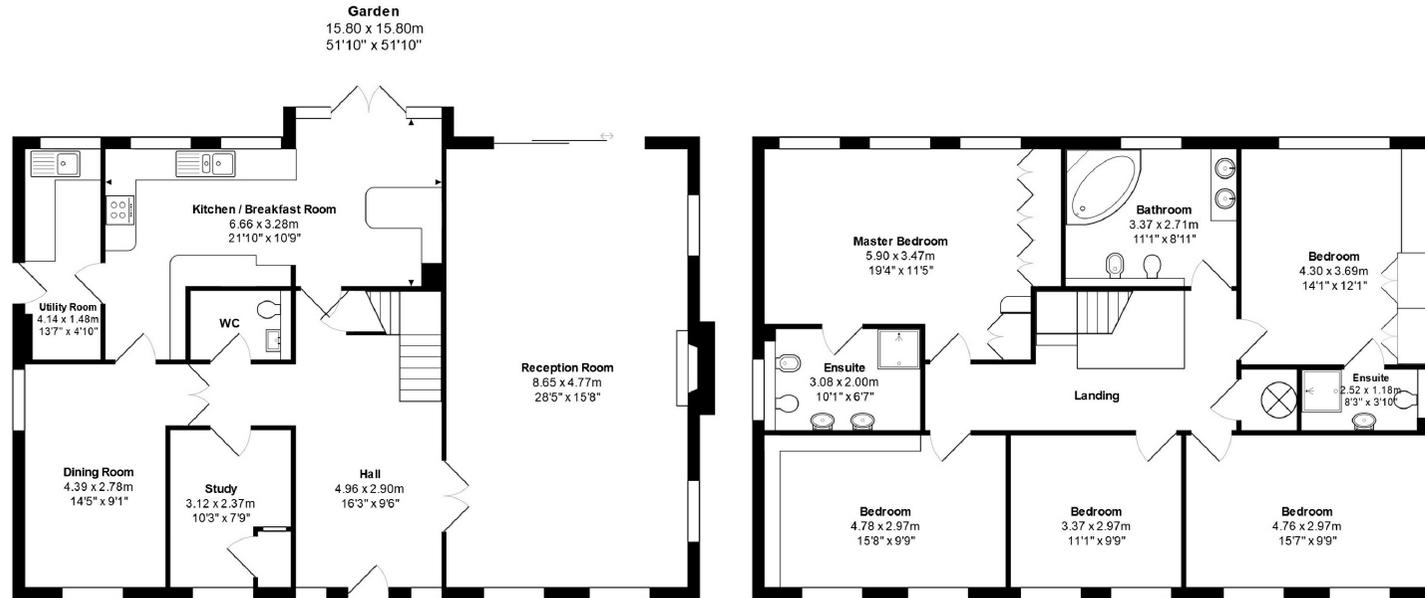
*** CHAIN FREE *** We are delighted to offer for sale this well presented detached family home that is situated behind a gated frontage and located within a sought after cul sac in Arkley. The property benefits from bright and spacious accommodation that is arranged over two floors and comprises a large welcoming entrance hall, double aspect reception room with feature fireplace, dining room, study, fitted kitchen breakfast room, utility room, guest w.c, generous master bedroom with en suite bathroom, bedroom 2 with en suite shower room, 3 further double bedrooms and a family bathroom. Externally there is a mature rear garden with sun terrace, double detached garage and gated driveway parking for several cars.

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The accommodation comprises:

GROUND FLOOR, Entrance Hall, WC, Reception Room, Study, Dining Room, Kitchen/Breakfast Room, Utility Room, FIRST FLOOR, Landing, Master Bedroom, Fitted Wardrobes, En-suite, Bedroom 2, Bedroom 3, Bedroom 4, Fitted Wardrobes, En-suite, Bedroom 5, Bathroom, EXTERIOR, Garage, Garden





Total Area: 258.8 m² ... 2785 ft² (excluding garden)
All measurements are approximate and for display purposes only.
This floor plan should be used for illustration purposes only and in no way should be used to value a property for the basis of any sale or let.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
(100-90) A			(100-90) A		
(80-90) B			(100-90) B		
(60-80) C			(100-90) C		
(40-60) D			(100-90) D		
(20-40) E			(100-90) E		
(10-20) F			(100-90) F		
(1-10) G			(100-90) G		
Not energy efficient - higher running costs EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC		
England & Wales			England & Wales		

Energy Efficiency Rating: 61 (Current), 75 (Potential)
Environmental Impact (CO₂) Rating: 52 (Current), 67 (Potential)

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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