

**STATONS**

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**Barnet Road**  
**Arkley**



# Raddlett House, 95 Barnet Road, Arkley, EN5 3JT

£2,000,000

We are delighted to offer for sale this well presented 5 bedroom detached family residence set behind a large frontage.

The property has a versatile layout and offers bright and spacious accommodation throughout and comprises a large welcoming entrance hall, 2 well proportioned reception rooms, a tv room, a fitted kitchen/breakfast room, a separate utility room and a guest w.c.

On the first floor there is a fabulous principal bedroom with built in wardrobes and an en suite bathroom, 4 further generous bedrooms all with fitted cupboards, 2 en suites and a stylish family bathroom.

Externally there is a wonderful well maintained rear garden with sun terrace and steps down to the lawned area, a double garage and a large frontage providing parking for several cars.

Further benefits include; air conditioning in 4 bedrooms and an additional unit on the ground level. The property also has security grills. Also, furniture extra if required.

Location:- Enjoying a semi-rural location yet located on the fringes of Barnet which provides a good range of shopping facilities including the Spires shopping centre and an excellent selection of restaurants. The area has renowned schooling both state and private including Haberdashers' Aske's, Belmont/Mill Hill School, QE Boys and QE Girls. High Barnet tube station (Northern Line) is approximately 2 miles away and New Barnet mainline station is the nearest over ground station. The M25, A1 and M1 are also accessible. Central London is approximately 10 miles away and Brent Cross shopping centre approximately 5 miles away.

















































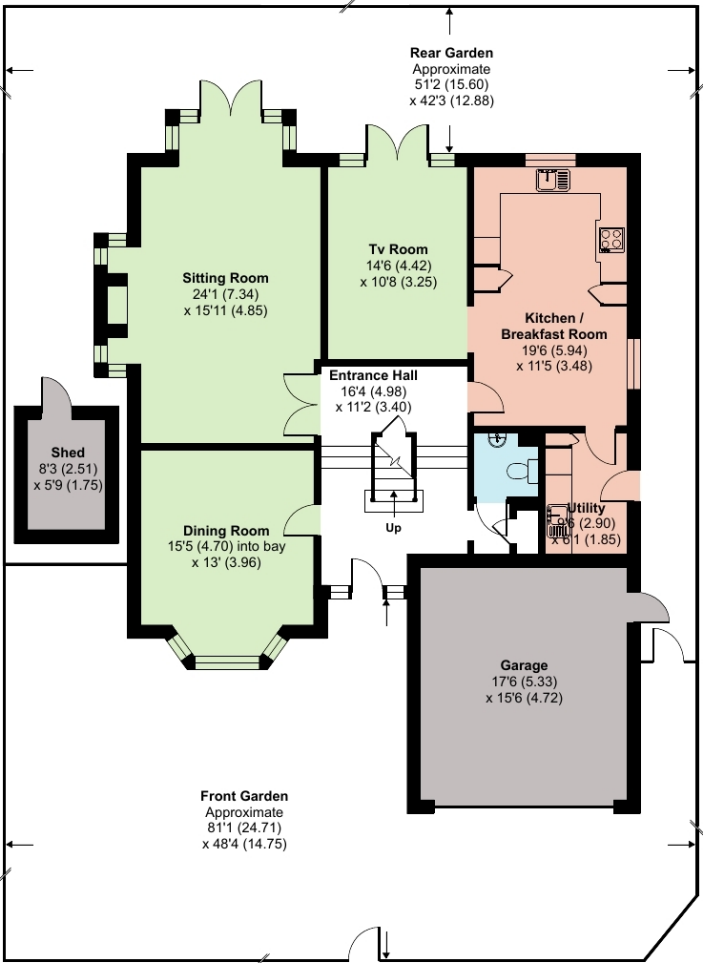




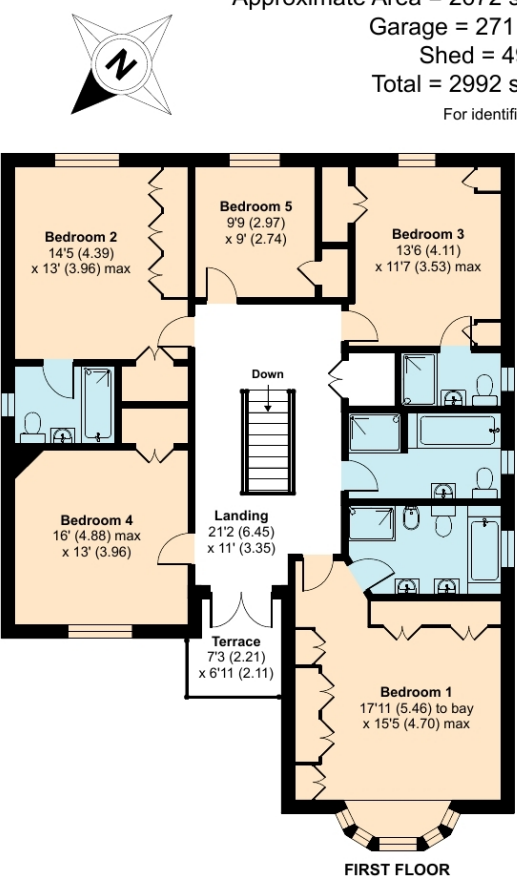
Radlett House, Barnet Road, Arkley, EN5

Approximate Area = 2672 sq ft / 248.2 sq m  
Garage = 271 sq ft / 25.2 sq m  
Shed = 49 sq ft / 4.5 sq m  
Total = 2992 sq ft / 277.9 sq m  
For identification only - Not to scale

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



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024.  
Produced for Statons. REF: 1132009

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      | 76        |
| (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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