

STATONS

www.statons.com

**Field End
Arkley**

STATONS



White Ridge, 1 Field End, Arkley, EN5 3EZ

This attractive detached family home is situated in a quiet cul-de-sac in the sought-after area of Arkley, offering well-proportioned accommodation, wrap-around gardens, a large private driveway and an attached double garage.

The property opens into a welcoming entrance hallway, providing access to the principal rooms. The main living area is a spacious triple-aspect reception room, enjoying views over the mature gardens and providing access to the generous side garden.

The kitchen/breakfast room is positioned to the rear and opens directly onto a secluded terrace and rear garden. The garden continues around to a generous side garden, which can also be accessed from the living room. A separate dining area provides additional space for entertaining.

There are three double bedrooms, with the principal bedroom benefiting from a private en-suite bathroom with a separate shower. A further family shower room serves the remaining bedrooms and also provides cloakroom facilities for guests.

Externally, the property enjoys wrap-around front, side and rear gardens, providing a good degree of privacy and a variety of outdoor spaces. A large private driveway offers off-street parking for several vehicles, with convenient drive-in, drive-out access. The attached double garage provides further parking and storage, with an additional storage room and direct access to the rear gardens.

Situated in Arkley, the property is well placed for local amenities, schools and recreational facilities, with Barnet town centre providing a wide selection of shops, cafés and restaurants. High Barnet Underground Station and local bus services offer convenient connections into London and surrounding areas.



STATONS



STATONS



STATONS



STATONS





STATONS





STATONS



STATONS



STATONS



STATONS



STATONS





EXHIBITONE



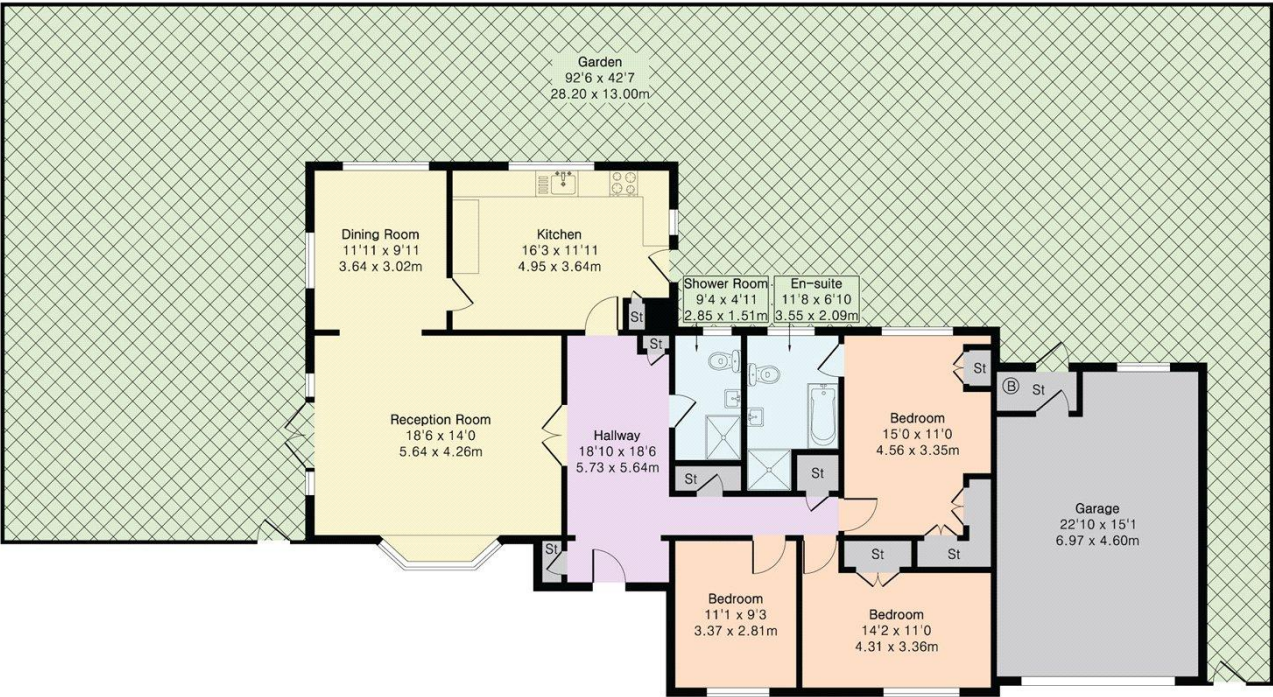
STATONS



STANTONS

Approximate Gross Internal Area 1406 sq ft - 131 sq m
(Excluding Garage)

Garage Area 345 sq ft – 32 sq m



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.

STATONS

www.statons.com

STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com

