

Carrington Close
Arkley, Hertfordshire, EN5 3NA
Price £1,895,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 4 | Bathrooms 4 | Receptions 5





3 Carrington Close Arkley, Hertfordshire EN5 3NA



Situated in a private gated development of just 6 exclusive properties is this rarely available detached family residence. The spacious accommodation of just under 4000 sq feet, has been well maintained by the present owners, offering ideal family living and entertaining space.

Sitting on a large plot this property offers excellent scope to extend both upwards and out (STTP) if required.

The ground floor of this wonderful family home offers generous living accommodation throughout made up of a large welcoming entrance hall, 3 great sized reception rooms, a large games/entertainment room which could be easily converted into private annex accommodation, a home office/study, and superb fully fitted eat in kitchen, utility room and guest WC making up the ground floor.

Ascending the stairs to the first floor, greeted by a large landing which leads to the fabulous master bedroom suite with dressing room, en suite. There are 3 further generous bedrooms, all with en suites and the second bedroom boasting a balcony overlooking the large private garden to the rear. Externally there is a large private driveway providing off street parking for several vehicles, leading to a double integral garage. To the rear of the property is a large well-tended secluded garden which is mainly laid to lawn with a selection of mature trees and shrubs.

The house is situated in this highly sought-after area of Arkley, surrounded by both beautifully greenbelt countryside and farmland, on the outskirts of North London and is ideally located within a short drive of the A1. The property allows easy access to central London, which is approximately 30 minutes by car, the M25, M1 and to all of London's airports.

High Barnet, Mill Hill East and Totteridge and Whetstone (Northern Line) underground stations are all easily accessible as is New Barnet mainline station (Moorgate 30 minutes and Kings Cross 20 minutes approx.).

A wealth of sporting facilities are well catered for, including tennis, cricket and golf with both Arkley Golf club and Dyrham Park close by, and a wide range of schools including Haberdashers Askes, Mill Hill, Aldenham, Belmont, Lochinver, Queen Elizabeths Boys and Girls are all within easy reach.





Whilst every attempt has been made to ensure the accuracy of this floor plan no responsibility is taken for any error, omission or incorrect statement. When a garage, outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07763376666. Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E	56	68	E	47	57
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Features Include

- Gated Entrance • Off Street Parking • Double Garage • Utility Room • Large Garden

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.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com