

Saddlers Close
Arkley, Hertfordshire, EN5 3LU
Offers in excess of £2,000,000 Freehold

STATONS

Tel: 020 8449 3383
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Bedrooms 5 | Bathrooms 4 | Receptions 5





11 Saddlers Close
Arkley, Hertfordshire
EN5 3LU



This stunning property is situated in a quiet exclusive gated development. Immaculately presented, this detached family residence of approximately 5000 sq ft - sits in approximately 1/3rd of an acre plot, overlooked by majestic Californian Redwoods, a beautiful woodland walk rises to the northern boundary with a natural pond dating back over 100 years. This stunning home was built approximately 16 years ago by the renowned developers Banner Homes to an exceptionally high specification and is the largest property and plot on this development. The spacious accommodation has been interior designed by the present owners and offers ideal family living and entertaining space. Benefits include a second floor games room/cinema room, large reception hallway, master bedroom suite with dressing room and en suite bathroom, a landscaped rear garden, detached triple garage and off street parking for several vehicles.

Located in this semi-rural location surrounded by countryside & woodland, yet only 30 minutes drive away from Central London. The train stations nearby include High Barnet, Totteridge and Whetstone and Mill Hill East and New Barnet mainline station. The M1 & the M25 are both within 5 miles of Arkley providing easy access to all of London's airports. The area is renowned for state & private schools such as QE Boys/Girls, Belmont & Mill Hill Schools, Habersdasher's Askes & Aldenham School.





SADDLERS CLOSE, EN5
APPROX. GROSS INTERNAL FLOOR AREA 4802 SQ FT / 447 SQ M. INC. GARAGE

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
100-90%	Current	Potential	100-90%	Current	Potential
90-80% A			90-95% A		
80-65% B			85-90% B		
65-50% C			75-85% C		
50-35% D			65-75% D		
35-20% E			55-65% E		
20-10% F			45-55% F		
10-0% G			35-45% 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	

Current Energy Rating: **C** (72) | Potential Energy Rating: **B** (75)
Current Environmental Impact Rating: **D** (67) | Potential Environmental Impact Rating: **C** (71)



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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NEW HOMES SHOWCASE

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HADLEY WOOD

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TOTTERIDGE

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BROOKMANS PARK

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