

Barley Edge, Arkley Drive
Arkley, Hertfordshire, EN5 3LN
Price £1,250,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 5 | Bathrooms 2 | Receptions 3





Barley Edge, Arkley Drive
Arkley, Hertfordshire
EN5 3LN



*** CHAIN FREE *** Occupying a large double width corner plot on this sought after road within the heart of Arkley we are delighted to offer for sale this detached 5 bed family home. The property benefits from bright and spacious accommodation throughout, comprising a welcoming entrance hall, 3 reception rooms, a kitchen/breakfast room with separate utility room, master bedroom with a generous en suite bathroom, 4 further bedrooms and a family bathroom. Externally there is a side garden with swimming pool, sun terrace, plant/changing room with sauna, double garage and driveway. There is also an additional large garden area and walled front garden.

The property is being marketed for sale on behalf of Joint LPA Receivers (acting as agent for the registered proprietors) and therefore no warranties, representations or guarantees are given or will be given in respect of the information in the brochure or any matter relating to the property. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability.

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Arkley Drive, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 2296 SQ FT 213.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
 PLANT ROOM / STORAGE APPROX. GROSS INTERNAL FLOOR AREA 162 SQ FT 15 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 374 SQ FT 34.7 SQ METRES



Denotes restricted head height

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	59	71	E	48	62
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

- Swimming Pool Out Doors
- Off Street Parking
- Chain Free
- Kitchen/Breakfast Room
- Garage

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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