

Overdale Cottage, Rowley Lane  
Arkley, Hertfordshire, EN5 3HS  
Price £779,950 Freehold

**STATONS**

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Bedrooms 3 | Bathrooms 2 | Receptions 2







Overdale Cottage, Rowley Lane  
Arkley, Hertfordshire  
EN5 3HS



\*\*\*CHAIN FREE\*\*\*

Unexpectedly back on the market - A charming fully refurbished detached character cottage located in a one of Arkleys premier roads. The accommodation which is presented in excellent decorative order throughout. Comprise of entrance hallway, cloakroom, utility room, kitchen/breakfast room, 2 reception rooms, conservatory, master bedroom with en suite, 2 further bedrooms and family bathroom. The property also has a private side and rear garden and off street parking for 3/4 vehicles.

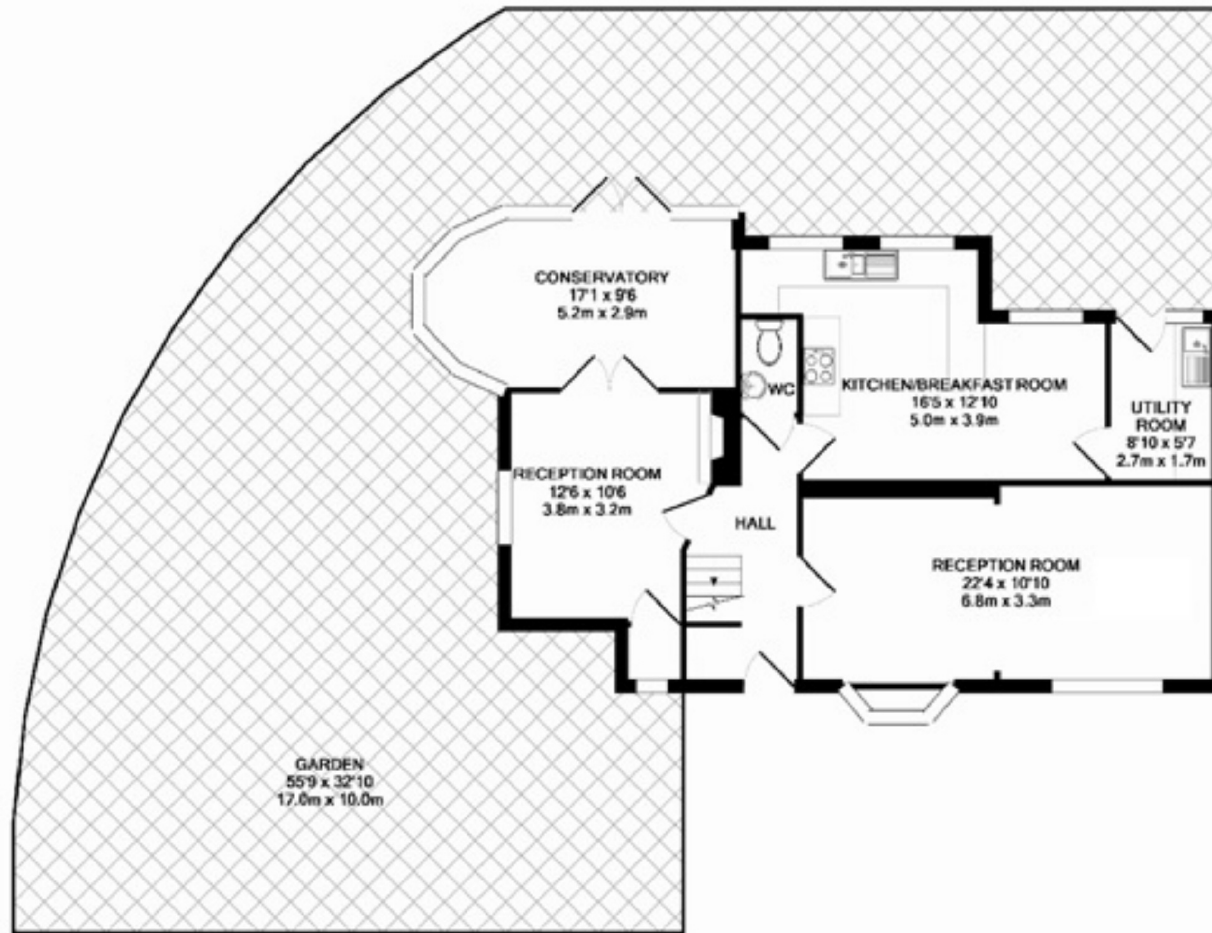
Location:- Enjoying a semi-rural location yet located on the fringes of Barnet which provides a good range of shopping facilities including the Spires shopping centre and an excellent selection of restaurants. The area has renowned schooling both state and private including Haberdashers' Aske's, Belmont/Mill 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.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .

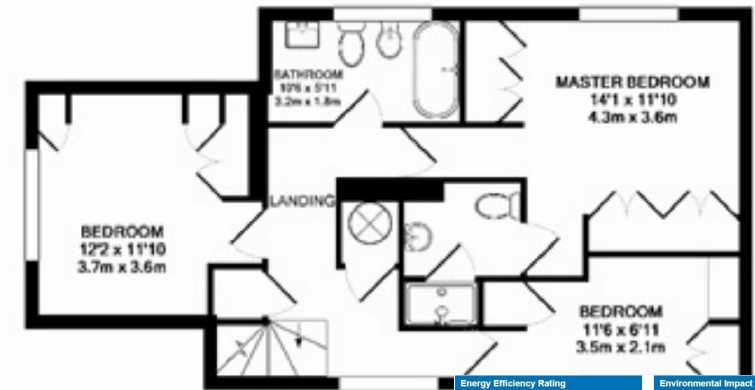








GROUND FLOOR  
APPROX. FLOOR  
AREA 881 SQ.FT.  
(81.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 657 SQ.FT.  
(61.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1538 SQ.FT. (142.8 SQ.M.)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Not energy efficient - higher running costs	Current	Potential	Not environmentally friendly - higher CO <sub>2</sub> emissions	Current	Potential
101-155 <b>A</b>			101-105 <b>A</b>		
156-177 <b>B</b>			106-120 <b>B</b>		
178-200 <b>C</b>			121-135 <b>C</b>		
201-223 <b>D</b>			136-149 <b>D</b>		
224-255 <b>E</b>			150-162 <b>E</b>		
256-277 <b>F</b>			163-182 <b>F</b>		
278-300 <b>G</b>			183-210 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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