

Wylo Drive  
Arkley, Hertfordshire, EN5 3JL  
£1,195,000 Freehold

**STATONS**

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Bedrooms 5 | Bathrooms 4 | Receptions 4





7 Wylo Drive  
Arkley, Hertfordshire  
EN5 3JL



\*\*\* CHAIN FREE \*\*\* Occupying a wonderful position with this sought after cul de sac in Arkley, a substantial 5 detached family home. The property offers bright and spacious accommodation throughout and comprises, a welcoming entrance hall, 2 double length reception rooms, kitchen breakfast room, conservatory, utility room with shower and additional w.c and a store room.

On the first floor there is a fabulous bedroom with far reaching views and en suite shower room, a master bedroom with en suite bathroom, 3 further bedrooms and a family bathroom. Externally there is a mature rear garden of approx 140' with sun terrace and games room, garage and driveway parking.

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## Wylo Drive, Arkley, Barnet, EN5

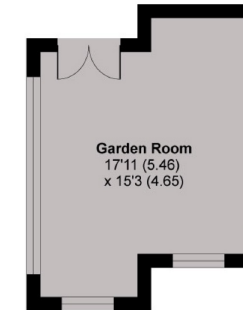
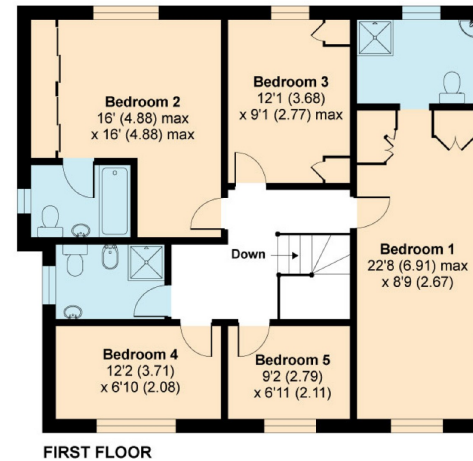
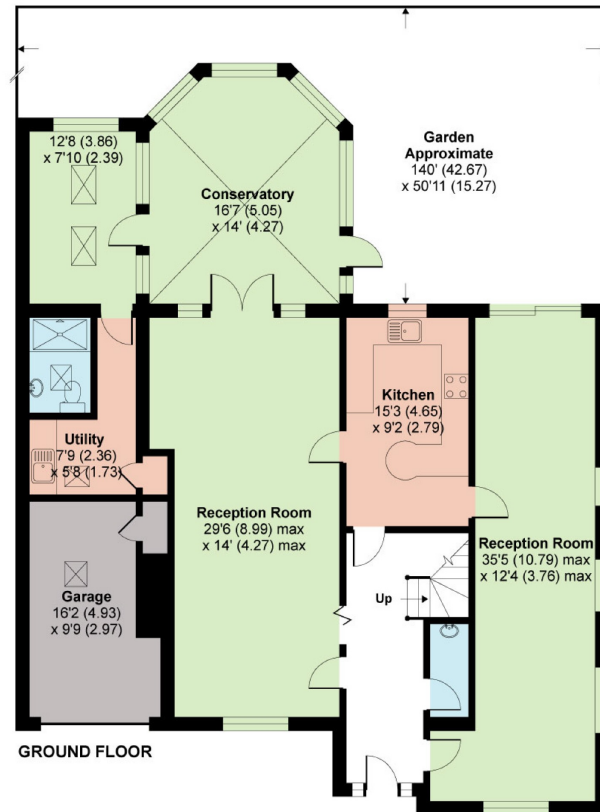
Approximate Area = 2617 sq ft / 243.1 sq m

Garage = 134 sq ft / 12.4 sq m

Outbuilding = 268 sq ft / 24.8 sq m

Total = 3019 sq ft / 280.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Statons. REF: 605267

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
70	81		63	75	

England & Wales EU Directive 2002/91/EC

### Features Include

- Chain Free
- Substantial Detached Family Home
- 5 Bedrooms
- 4 Bathrooms
- 4 Reception Rooms

#### 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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