

Garthland Drive
Arkley, Hertfordshire, EN5 3BD
Price £1,150,000 Freehold

STATONS

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





35 Garthland Drive
Arkley, Hertfordshire
EN5 3BD



*** CHAIN FREE *** Situated on this sought after residential road, a beautifully presented 5 bedroom family home of just over 2,100 sq ft, that has been fully refurbished and remodelled to a very high standard. The property offers bright and spacious, well planned accommodation throughout and comprises a welcoming entrance hall, guest w.c, a study, a large reception room opening into the stunning kitchen/family room with bi folding doors to rear garden, built in appliances and a separate utility room. On the first floor there is a fabulous master suite with dressing room and shower room, 3 further double bedrooms and a contemporary family bathroom. Occupying the top floor is another double bedroom with en suite shower room and a walk in storage room. Externally there is a south facing rear garden with sun terrace, side pedestrian access and off street parking for several vehicles.

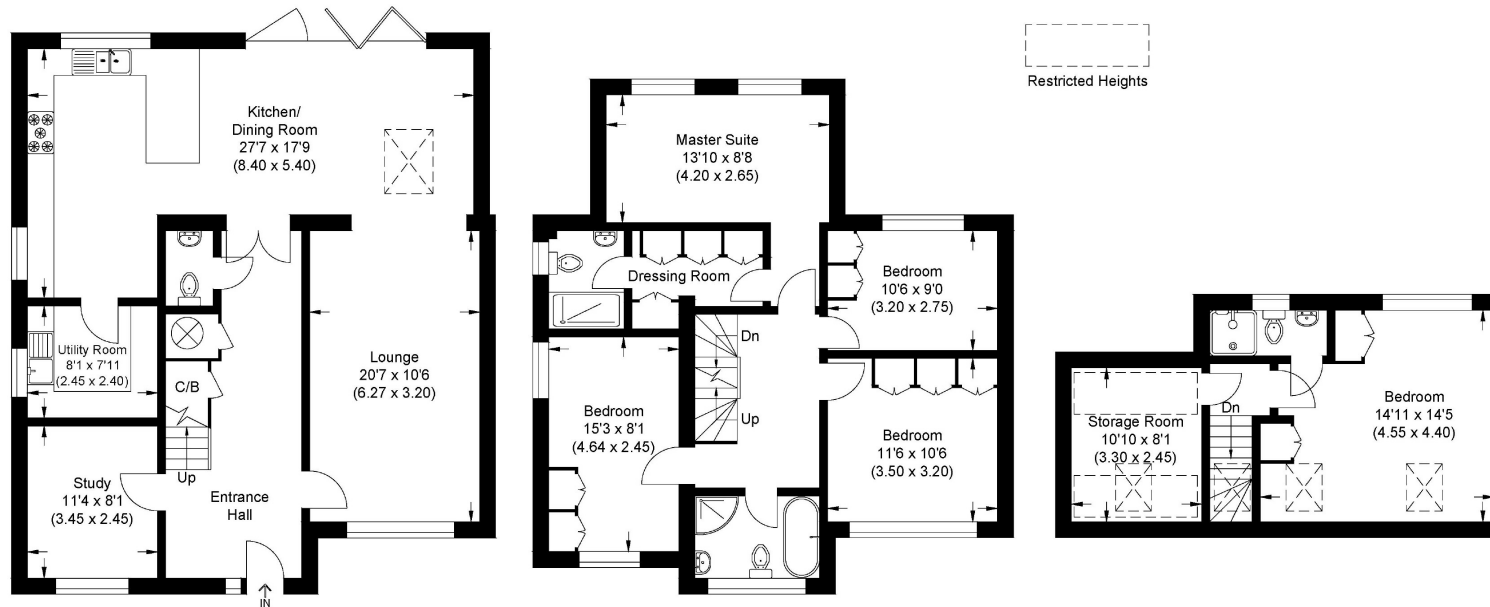
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Approximate Gross Internal Area
197.20 sq m / 2122.0 sq ft



Restricted Heights



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
105-109	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		

Not energy efficient - higher rating costs

England & Wales 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.

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