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**Rockways
Arkley**



26 Rockways, Arkley, EN5 3JJ

OIEO £1,400,000



Situated at the end of this sought after cul de sac and occupying a secluded position, we offer for sale this beautifully presented detached family home of approx 2500 sq ft. The property has been thoughtfully extended and offers bright and spacious well planned accommodation throughout which includes a welcoming entrance hall, guest w.c, 4 reception rooms, a large kitchen/diner with island and a utility room. To the first floor there is a generous master bedroom suite complete with dressing room and an en suite bathroom, 4 further good size bedrooms and a family bathroom. Externally there is a wide, mature rear garden with sun terrace, a pretty front garden and ample off street parking.

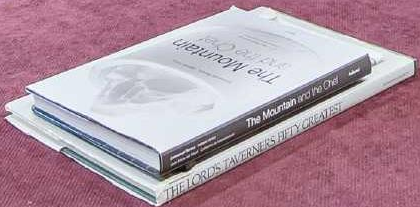
Location:- Surrounded by open countryside and mature woodland, yet central London can be reached within thirty minutes by car. Barnet High Street with The Spires shopping mall is also easily accessible. A number of nearby train stations including Totteridge, Mill Hill and High Barnet (all on the Northern) and New Barnet (mainline) provide a choice of alternative routes into or out of London. Arkley is within 5 miles of both the M1 and the M25 motorways providing easy access to all of London airports. Golf is well catered for in the area with Dyrham Park and Arkley Golf Clubs.

The area also has renowned schooling both state and private including Haberdashers' Aske's, Belmont/Mill Hill School, QE Boys and QE Girls.











Decorative valance with a red and gold patterned design.



















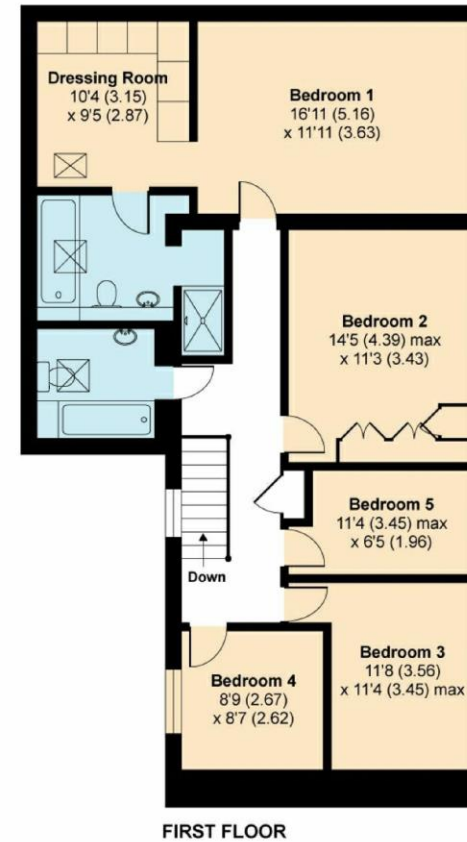


Rockways, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 2500 SQ FT 232.2 SQ METRES



Local Authority: Barnet
Council Tax band: G
Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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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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