

**Hedgerow Lane
Arkley**



Ridings Lodge, Hedgerow Lane, Arkley, EN5 3DT

£1,850,000

*** CHAIN FREE ***



Set in this quiet, enviable location we are delighted to offer for sale this fabulous substantial detached family home. The property offers bright and spacious accommodation throughout and comprises a welcoming galleried hallway, 3 reception rooms, cinema room, a fitted kitchen breakfast room with central island, separate utility room and a guest wc. On the first floor there is a generous master bedroom with en suite bathroom, the second and third bedrooms have en suite shower rooms, 2 further bedrooms and a family bathroom. Externally there is a mature, well maintained garden with sun terrace, double garage with an office/games room above and gated driveway parking.

Situated in the prestigious and sought-after North-London area of Arkley, central London can be reached within thirty minutes by car. A number of nearby train stations include Totteridge, Mill Hill and Barnet. 'Ridings Lodge' is also within 5 miles of both the M1 and M25 motorways providing easy access to all of London's airports. Schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's provide top class education in the area. Many schools operate their coach service through Arkley.

Local authority: Barnet Council
Council tax: Band H

















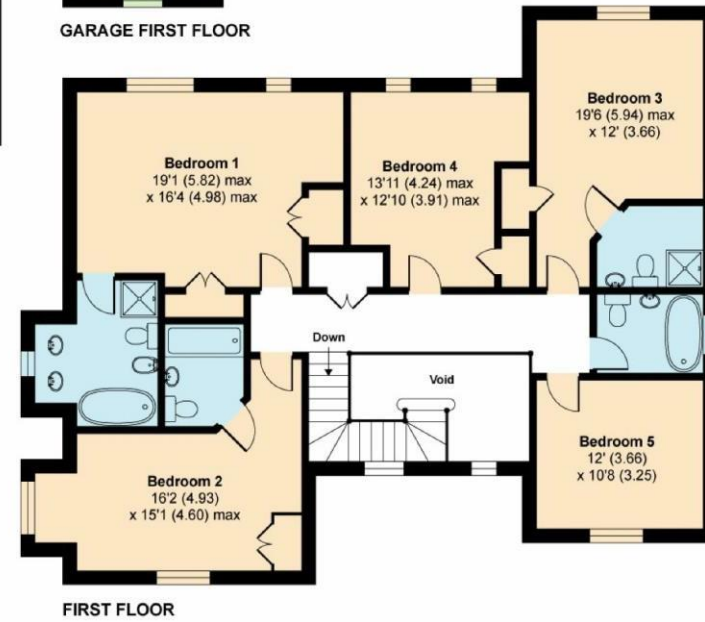
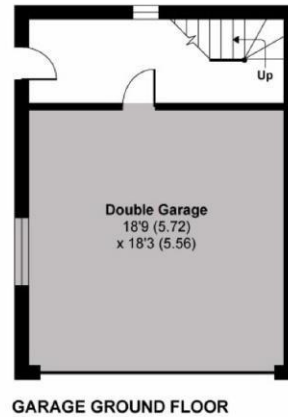
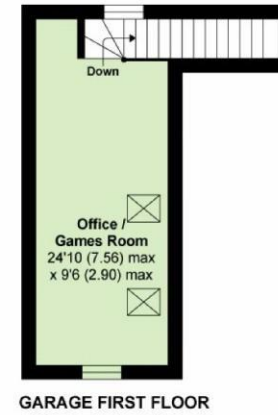
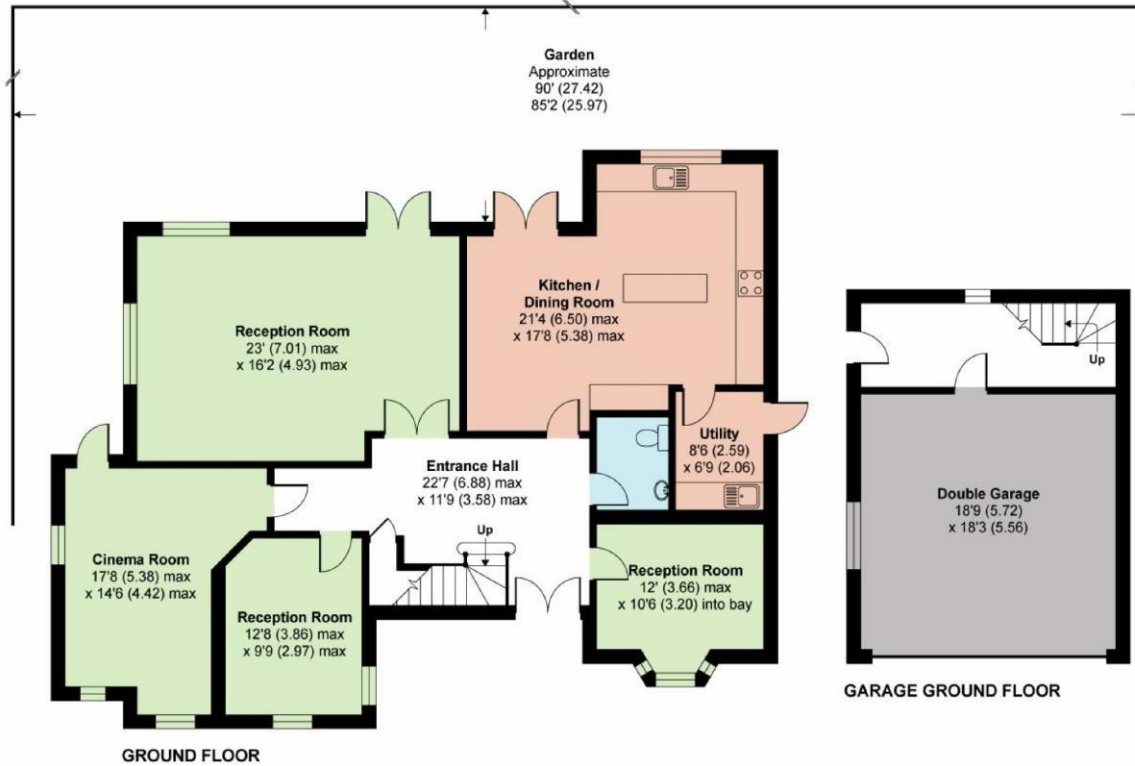






Hedgerow Lane, Arkley, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 2845 SQ FT 264.3 SQ METRES (Excludes Void)
 OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 713 SQ FT 66.2 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(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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