

STATONS

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Barnet Road
Arkley

Trento, Barnet Road Arkley, Herts, EN5 3HB £1,350,000

*** CHAIN FREE *** Situated on a large corner plot we are delighted to offer for sale this spacious 4 bedroom detached family home. The property requires modernisation and offers plenty of scope for extending and remodelling with a further development opportunity at the bottom of the rear garden (subject to the relevant planning permission). Comprising a large welcoming entrance hall, 3 good size reception rooms, a fitted kitchen/breakfast room, a guest w.c, 4 double bedrooms and a family bathroom. Externally there is a large mature south east facing rear garden with a detached garage at the bottom of the garden which is accessed via Elmbank Avenue and further off street parking at the front of the property for several vehicles.

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 1.4 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.













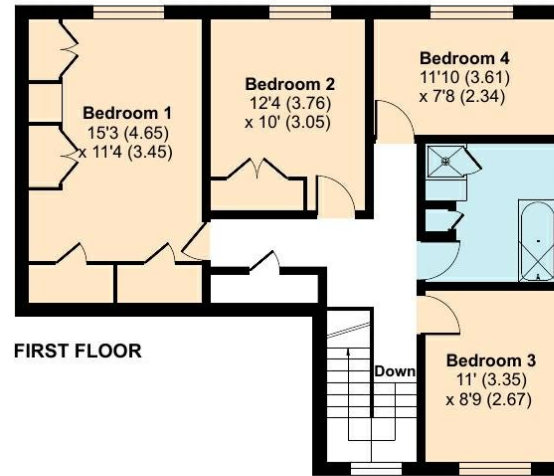
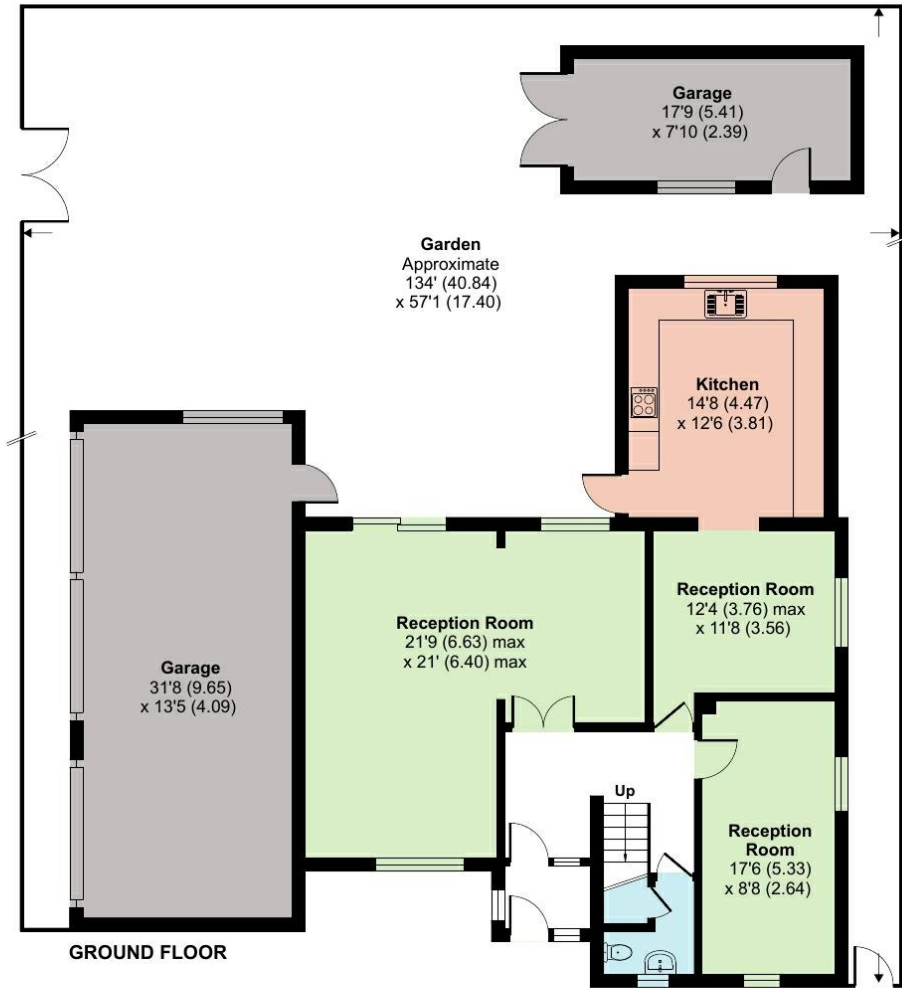






Trento, Barnet Road, Barnet, EN5

Approximate Area = 1816 sq ft / 168.7 sq m
 Garage = 564 sq ft / 52.3 sq m
 Total = 2380 sq ft / 221.1 sq m
 For identification only - Not to scale



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Statons. REF: 850656

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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