

**STATONS**

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Bentley Place  
Bentley Heath



# 9 Bentley Place, Bentley Heath, Herts, EN5 4BF

Situated within the recently built Heronslea development we are delighted to offer for sale this well presented 3 bedroom detached family home. Beautifully finished and boasting the highest standard of specification, the property offers bright, well planned accommodation and comprises a welcoming entrance hall, guest w.c, dual aspect reception room and a modern fitted kitchen/dining room with integrated appliances and doors to the rear garden. On the first floor there is a lovely principal bedroom complete with built in wardrobes and en suite shower room, 2 further bedrooms and a modern family bathroom. Externally there is a wonderful private garden with sun terrace, and driveway parking.

Bentley Place is conveniently located in the rural and extremely sought-after location of Bentley Heath, which is set in between the towns of Barnet and Potters Bar. Fast and frequent trains leave Potters Bar station reaching London Kings Cross in about 24 minutes and Moorgate in about 35 minutes. There is a wide selection of both private and state schools in the area. Local leisure, recreational and shopping amenities of both Potters Bar and Barnet town centres are nearby with further shopping facilities at St. Albans, Hatfield and Brent Cross within easy reach. Communications are excellent by both road and rail.

Council Tax Band: F  
Local Authority: Hertsmere













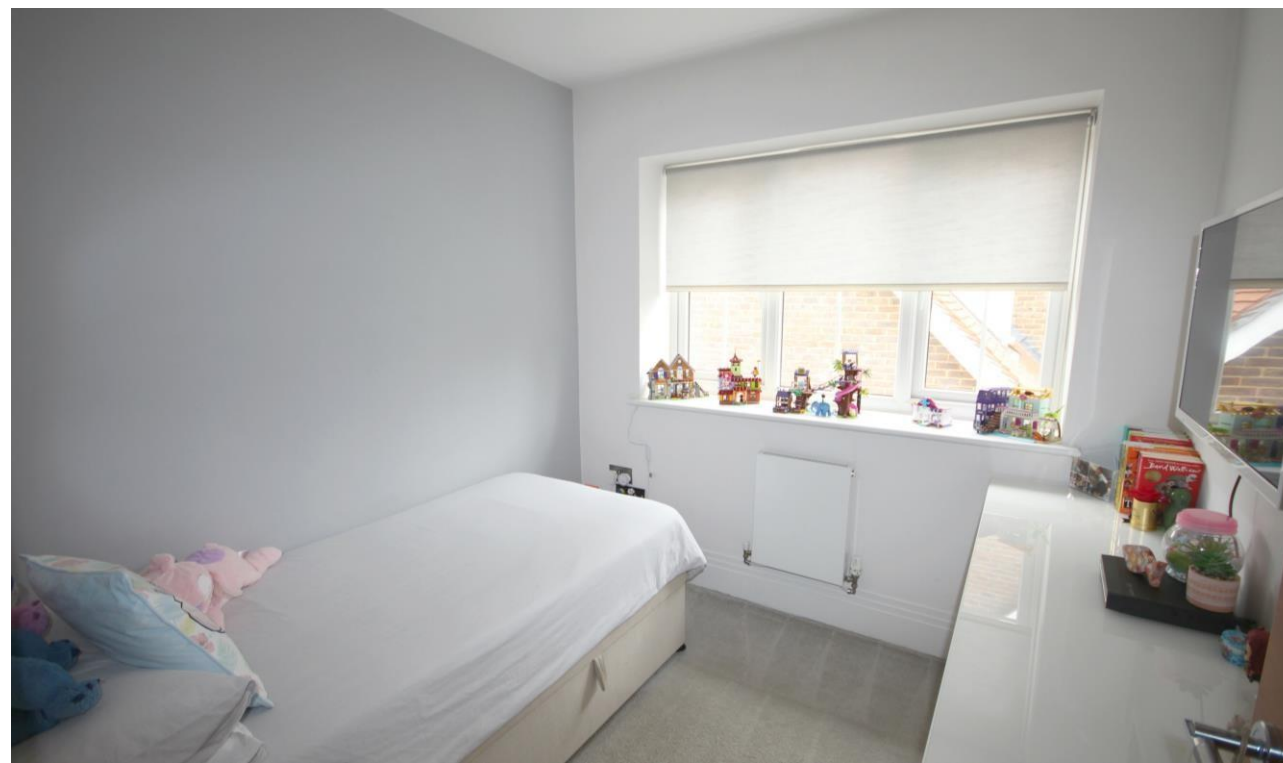










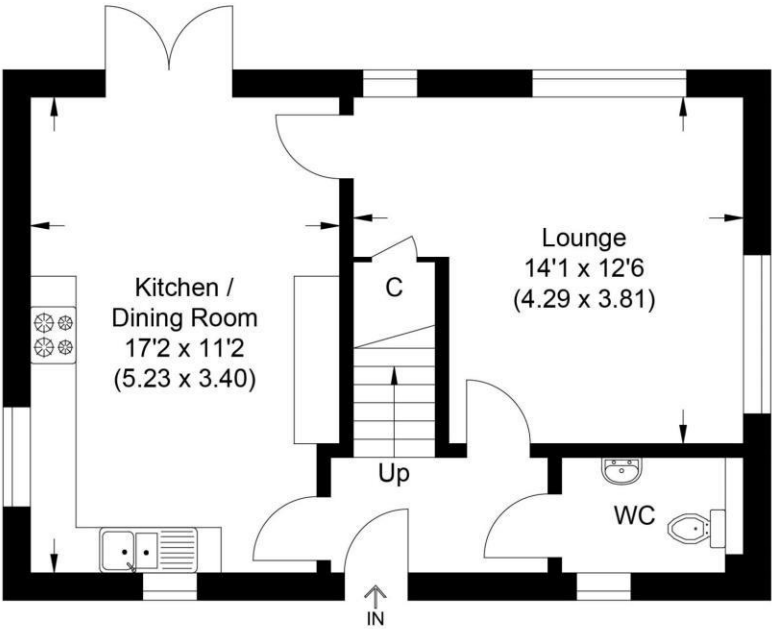




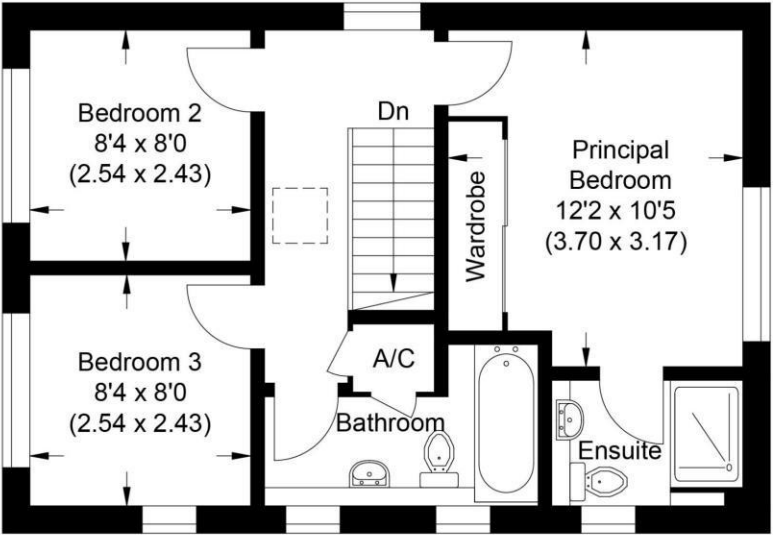




Approximate Gross Internal Area  
82.0 sq m / 882.64 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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.



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## STATONS BARNET

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