



Saddlers Close
Arkley



Saddlers Close, Arkley, EN5 3LU

Set in this exclusive security gated private development a beautifully presented 5 bedroom detached family residence. The property has a versatile layout and offers bright and spacious accommodation throughout and comprises a large welcoming entrance hall, 2 well proportioned reception rooms, a recently refitted stunning open kitchen/dining room with central island, utility room, guest w.c and an integral double garage. On the first floor there is a fabulous master bedroom suite complete with a dressing room, luxurious en suite bathroom and a private balcony, 4 further generous bedrooms (2 with en suite facilities) and a stylish family bathroom. Externally there is a wonderful well maintained rear garden with sun terrace and breath taking views of open countryside, double garage and driveway parking.

Location:- 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 2 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.

























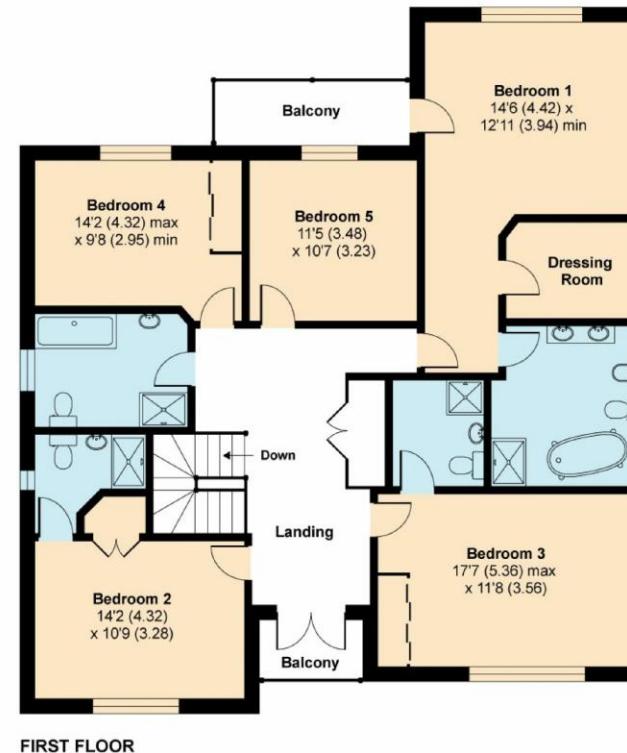
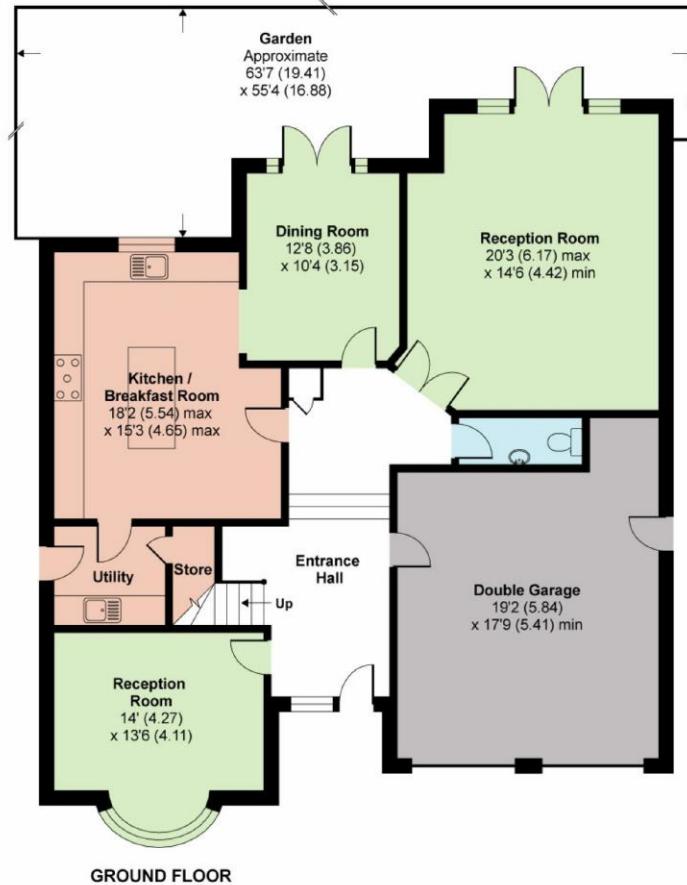






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APPROX. GROSS INTERNAL FLOOR AREA 2755 SQ FT 255.9 SQ METRES
 DOUBLE GARAGE APPROX. GROSS INTERNAL FLOOR AREA 358 SQ FT 33.2 SQ METRES



Local Authority: Barnet
 Council Tax band: H
 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	
(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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www.statons.com

STATONS
BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com

