



Kates Close  
Arkley

# 1 Kates Close, Arkley, EN5 3NB

## £1,595,000

Situated in the heart of Arkley and set behind electric gates, a beautifully presented detached family home that has been thoughtfully extended and refurbished to a high standard by the current owners.

This stunning property offers bright and spacious accommodation throughout and comprises an entrance lobby with coats storage that opens into a large welcoming hall, a study, a tv room, a large living room with doors onto the well maintained rear garden, a stunning open plan high specification kitchen with central island and a generous dining area, a separate utility room and a guest cloakroom.

On the first floor there is a wonderful principal bedroom with a contemporary ensuite shower room, 2 further double bedrooms and a family bathroom. The second floor benefits from a well proportioned office and large eves storage.

Externally there is ample driveway parking and garaging for 3 cars along with beautifully maintained side and rear gardens with large sun terrace and a summerhouse.

Note - The vendor previously had planning permission to create an additional 2 bedrooms, bathroom and living space.









KENT PEARLSSON MFL













# Kates Close, Barnet, EN5

Approximate Area = 2175 sq ft / 202 sq m (excludes stores & shed)

Limited Use Area(s) = 292 sq ft / 27.1 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 2757 sq ft / 256 sq m

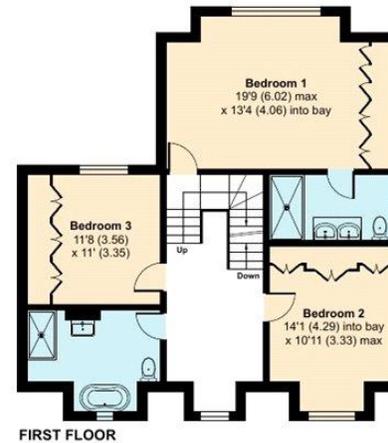
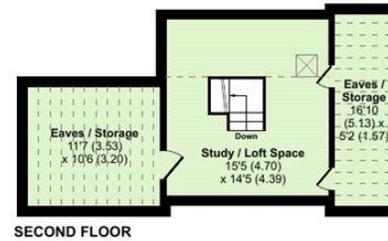
For identification only - Not to scale



Local Authority: Barnet

Council Tax band: G

Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# STATONS

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