



Barnet Gate Lane
Arkley

30 Barnet Gate Lane Arkley EN5 2AB £895,000

Situated on this sought after lane in Arkley a beautifully presented 3 bedroom semi detached bungalow with panoramic views to the front over open greenbelt countryside.

The property offers bright and spacious, high specification accommodation throughout and comprises a welcoming entrance hall with guest w.c, a stunning large reception room with feature fireplace, sliding doors to the rear garden and an open entrance to the airy kitchen breakfast room with door to the side, 3 generous bedrooms all with fitted wardrobes and a luxurious shower room.

Externally there is a lovely south westerley facing rear garden of approx 70' in length with large sun terrace and storage shed. There is also a driveway providing parking for several cars and an attached garage.

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. Barnet Gate Lane 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.



















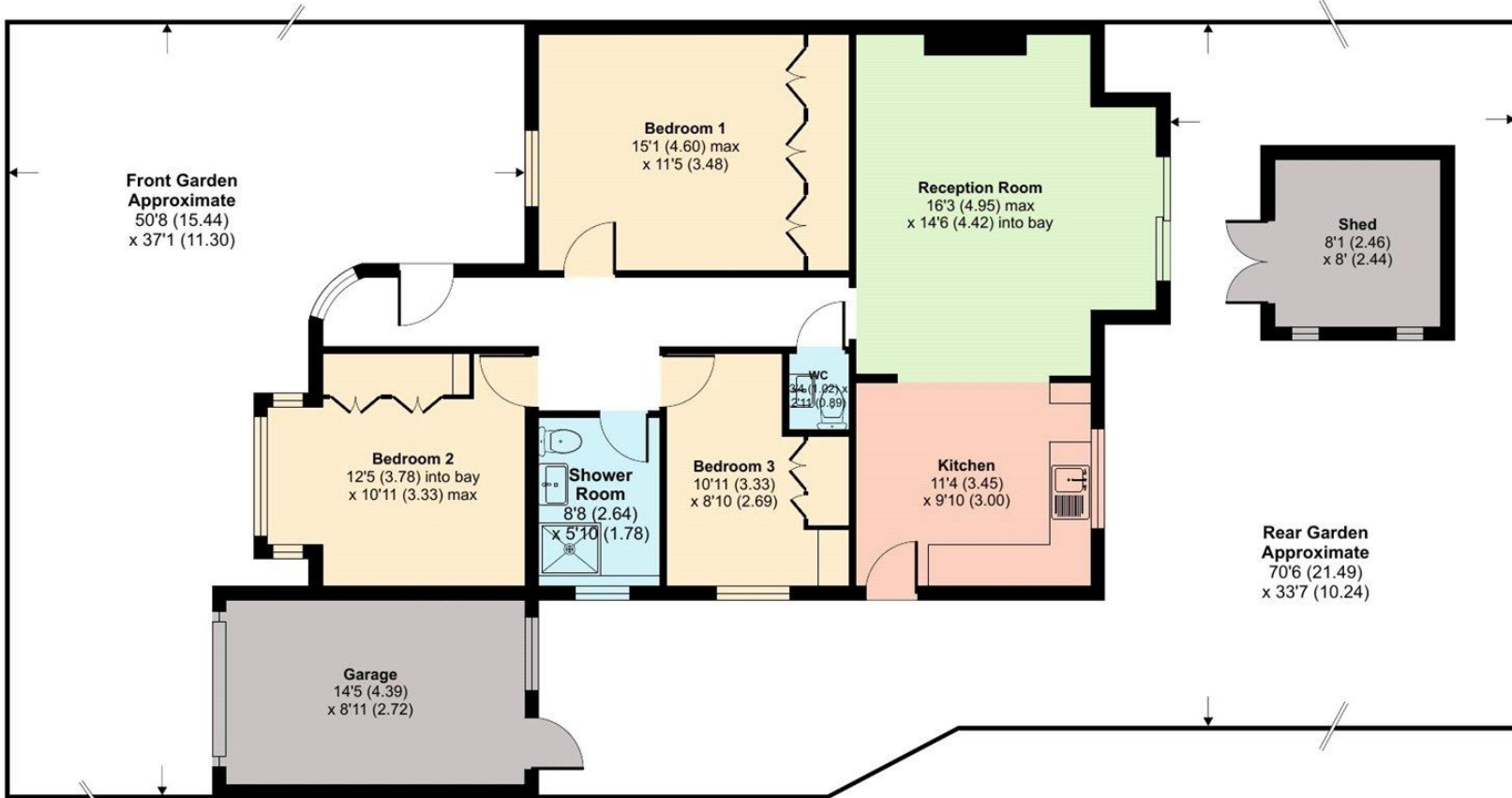
Barnet Gate Lane, Barnet, EN5

Approximate Area = 914 sq ft / 84.9 sq m
 Garage = 129 sq ft / 11.9 sq m
 Shed = 65 sq ft / 6 sq m
 Total = 1108 sq ft / 102.8 sq m

For identification only - Not to scale



Local Authority: Barnet
 Council Tax band: F
 Tenure: Freehold



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2023. Produced for Statons. REF: 1026079

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.

STATONS

www.statons.com

STATONS BARNET

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

