

STATONS

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Barnet Road
Arkley



Barnet Road, Arkley, EN5 3LF

£1,800,000

Set in this exclusive gated courtyard development of three superior detached homes with panoramic green belt views, we are delighted to offer for sale this stunning family residence of approx 3251 sq ft. The property has been built to an extremely high specification and benefits from well planned, bright and spacious accommodation throughout. Comprising a welcoming entrance hall, large reception/dining room, tv room, fabulous open plan integrated kitchen/super room with island and 2 sets of bi folding doors, utility room and a guest w.c. On the first floor there is a wonderful master bedroom suite complete with a fully fitted dressing room and a luxurious en suite bathroom, 2 double bedrooms and a contemporary family bathroom. Situated on the top floor there are 2 further generous double bedrooms both with en suite facilities and a walk in storage area. Externally there is a well maintained west facing rear garden with sun terrace, double garage and ample parking.

Features include; CAT 6 wiring, Intelligent lighting, Air conditioning, Advantage sound system, Siemens appliances, Under floor heating, Solar panels, New Boiler.

























Barnet Road, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 3251 SQ FT 302 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 352 SQ FT 32.7 SQ METRES



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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(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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