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**Galley Lane
Arkley**

Homestead Villas, Galley Lane, Arkley, EN5 4AP

OIEO £775,000

*** CHAIN FREE *** A unique opportunity to acquire this 3 bedroom semi-detached house situated in a sought after location.

The property enjoys wonderful views and comprises of a reception room, kitchen/dining room, ground floor bathroom and w.c. On the first floor there are 3 bedrooms and an additional w.c.

Externally there is a fabulous rear garden, backing onto open space with side access, garage, driveway parking and a pretty front garden.

The property is ideally located within thirty minutes drive of central London. Barnet High Street and 'The Spires' shopping mall are easily accessible. Near-by tube stations include Totteridge and High Barnet, on the Northern Line and Cockfosters on the Piccadilly Line. Hadley Wood and New Barnet main line stations are also close by.

Schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's provide top class education in the area, with many schools operating their coach service through Arkley.

Golf and recreation are well catered for with Dyrham Park Golf & Country Club within close proximity.

The property will be subject to a covenant restricting its use to one residential property, with any extensions or alterations being subject to prior plan approval.















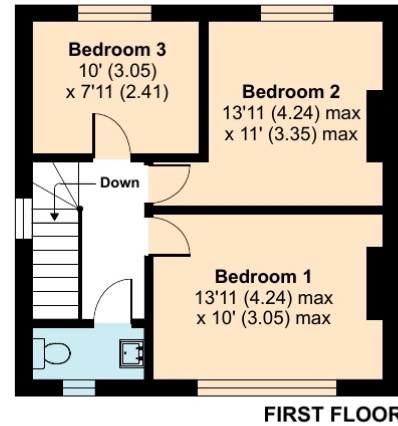
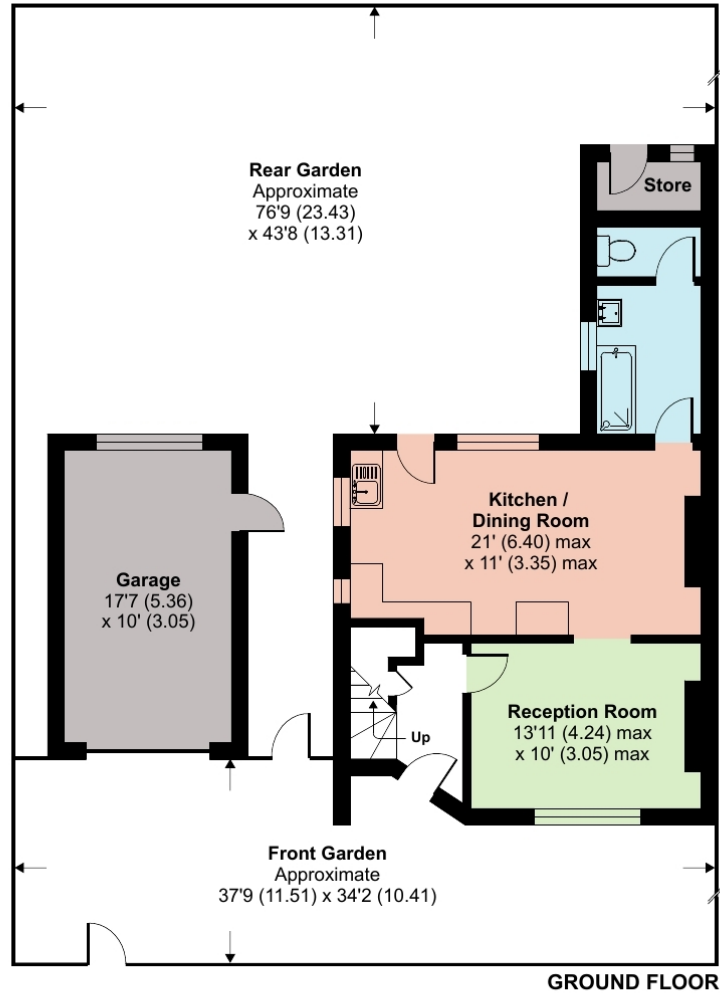


Galley Lane, Barnet, EN5



Local Authority: Hertsmere
Council Tax band: D
Tenure: Freehold

Approximate Area = 1001 sq ft / 93 sq m
Garage = 179 sq ft / 16.6 sq m
Outbuilding = 19 sq ft / 1.8 sq m
Total = 1199 sq ft / 111.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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