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**Bentley Place
Bentley Heath**

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BARNET
T: 020 8449 3383**

Bentley Place, Bentley Heath, EN5 4BF

£1,250,000

CHAIN FREE A unique opportunity to live in Bentley Heath, a sought-after location that brings superb amenities, green open spaces and links to central London within easy access. This superior interior designed 5 bedroom home, recently built by Heronslea, offers the highest standard of specification and perfectly designed with luxury, comfort and convenience in mind.

The property offers bright and spacious accommodation arranged over three levels and comprises a welcoming entrance hall, guest w.c, store cupboard, large reception room with entrance to the conservatory, modern fitted kitchen with integrated appliances, utility room and door to garage. A lovely master bedroom suite complete with walk in wardrobe and en suite shower room, bedroom 2 with en suite shower room, 2 further bedrooms and a family bathroom make up the first floor. A fabulous entertainment room/bedroom 5 and walk in store room span the top/second floor. Externally there is a wonderful private garden, sun terrace, driveway parking and 2 additional parking spaces.

























Bentley Place, Bentley Heath, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 2123 SQ FT 197.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

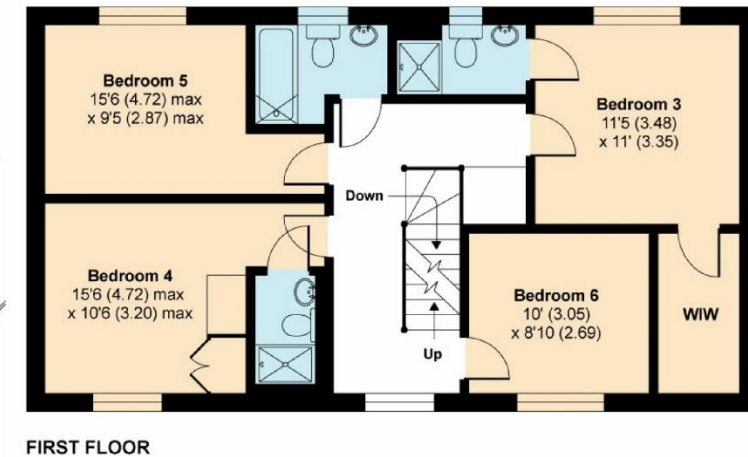
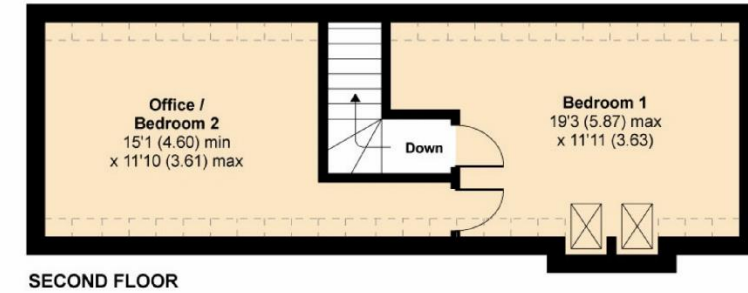
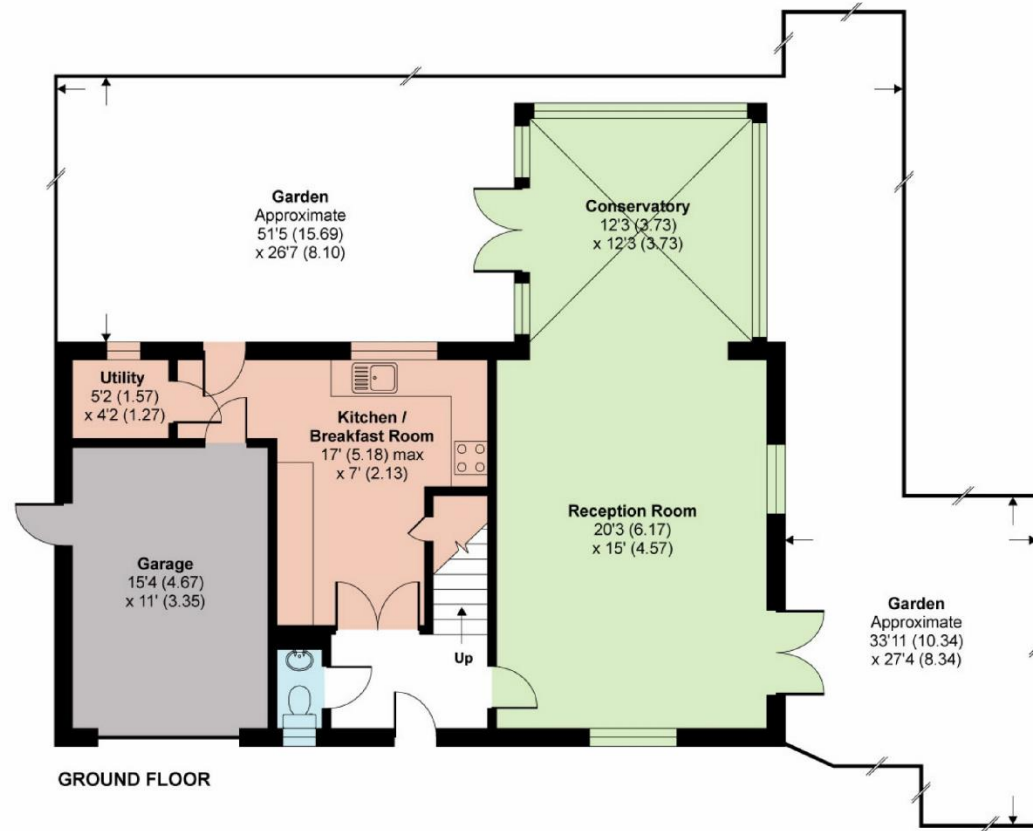


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	93	85	92

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(92-100) A	(1-10) G	(92-100) A	(1-10) G
(81-91) B	(11-15) F	(81-91) B	(11-15) F
(69-80) C	(16-20) E	(69-80) C	(16-20) E
(55-68) D	(21-25) D	(55-68) D	(21-25) D
(39-54) E	(26-30) C	(39-54) E	(26-30) C
(21-38) F	(31-35) B	(21-38) F	(31-35) B
(1-10) G	(36-40) A	(1-10) G	(36-40) A

England & Wales EU Directive 2002/91/EC

Local Authority: Hertsmere
 Council Tax Band: G
 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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