



Galley Lane  
Arkley

# Homestead Villas, Galley Lane, Arkley, EN5 4AP

## £795,000

\*\*\* CHAIN FREE \*\*\* A unique opportunity to acquire this 3 bedroom semi-detached house situated in a sought after location, with the potential to purchase the adjoining property, subject to separate negotiation.

The property enjoys wonderful views and comprises of a reception room leading through to the dining room, a fitted kitchen with door to the rear garden, a snug/study and a guest w.c. On the first floor there are 3 bedrooms and a family bathroom.

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



















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KEEP CALM AND DRINK BEER

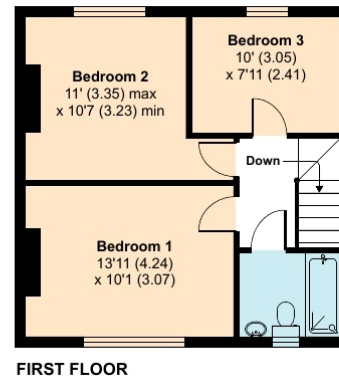
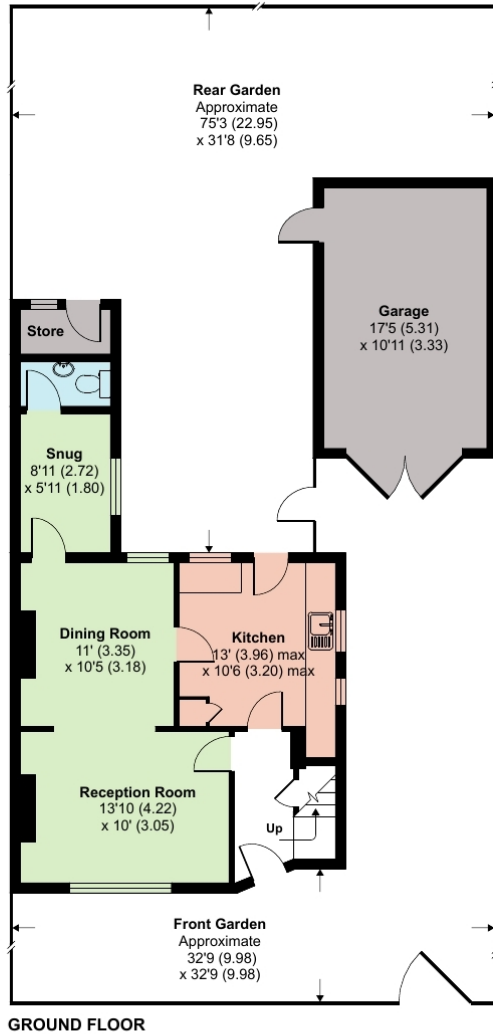


# Homestead Villas, Galley Lane, Barnet, EN5



Approximate Area = 984 sq ft / 91.4 sq m (excludes store)  
 Garage = 192 sq ft / 17.8 sq m  
 Total = 1176 sq ft / 109.2 sq m  
 For identification only - Not to scale

Local Authority: Hertsmere  
 Council Tax band: D  
 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>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# STATONS

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