

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.





















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 mFor identification only - Not to scale

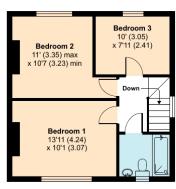


Local Authority: Hertsmere Council Tax band: D

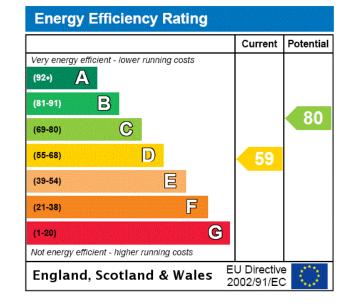
Tenure: Freehold







FIRST FLOOR





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Onichecom 2024. Produced for Statons. REF: 1093424

GROUND FLOOR

8'11 (2.72) x 5'11 (1.80)

Dining Room

11' (3.35) x 10'5 (3.18)

Reception Room 13'10 (4.22)

x 10' (3.05)

Rear Garden

Approximate 75'3 (22.95) x 31'8 (9.65)

Kitchen

13' (3.96) max

x 10'6 (3.20) max

Front Garden

Approximate

32'9 (9.98) x 32'9 (9.98)

Garage 17'5 (5.31) x 10'11 (3.33)

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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