

Oaklands Lane, Arkley, EN5 3JN

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Oaklands Lane

*** CHAIN FREE *** Situated on this highly sought after lane in Arkley, a bright well-presented semi-detached house backing onto farmland.

The property has plenty of scope for extending subject to the relevant planning permissions and comprises a large reception room leading through to a wonderful open plan dining room with fitted kitchen area and 2 pairs of French doors onto the rear garden and a ground floor guest w.c.

The first floor has 2 spacious bedrooms (formally 3 bedrooms), a family bathroom and an ensuite wet room.

Externally there is a 50' rear garden with a large sun terrace, lawn area, garden shed and a side access gate. The 30' frontage provides off street parking for several vehicles and access to the rear garden.

Location: Situated in the prestigious and sought-after North-London area of Arkley, central London can be reached within thirty minutes by car. A number of nearby train stations include Totteridge, Mill Hill and Barnet. Oaklands Lane is also within 5 miles of both the M1 and M25 motorways providing easy access to all of London's airports. Schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's provide top class education in the area. Many schools operate their coach service through Arkley.



















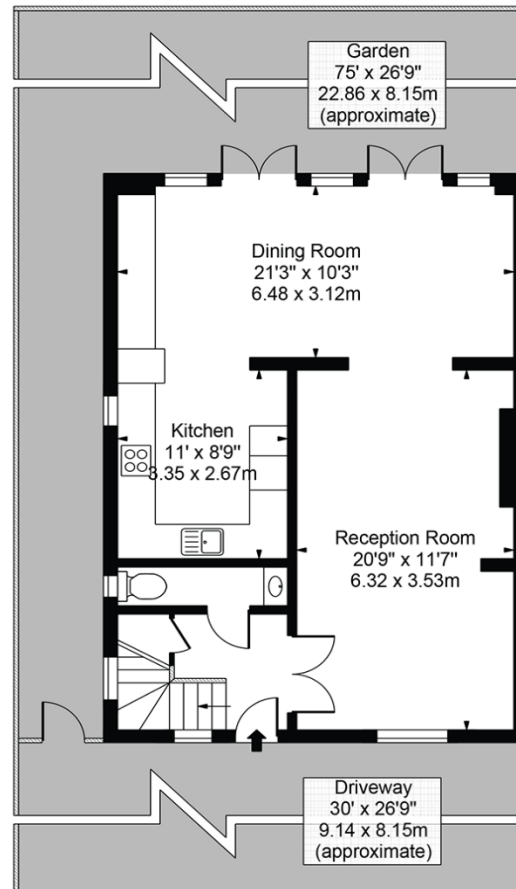




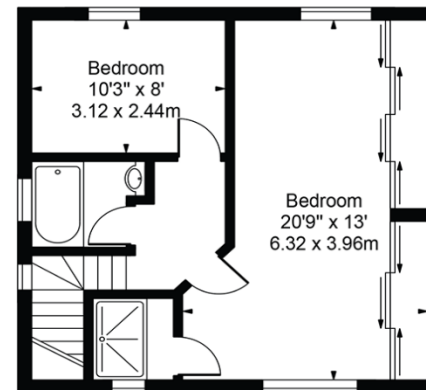


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Approx. Gross Internal Area 1106 Sq Ft - 102.75 Sq M



Ground Floor



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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