

Oaklands Lane
Arkley

A photograph of a bright, modern living room. On the right, there is a large brick fireplace with a dark mantel and a small lamp. To the left of the fireplace is a tall white cabinet with glass doors and drawers. Further left, a large window and a glass door lead to a sunroom or patio area. The sunroom has a skylight and a patterned armchair. The floor is made of light-colored wood-look planks.

Oaklands Lane, Arkley, EN5 3JN £900,000

NO ONWARD CHAIN. This extended three bedroom semi detached house boasts circa 1400 sq ft of versatile living accommodation arranged over two floors.

The ground floor comprises spacious reception hallway, two large reception rooms, kitchen, utility and shower room. The first floor has three bedrooms and a family bathroom. The beautiful rear garden enjoys scenic views over fields and has a paved seaing area to the immediate rear with the remainder laid mainly to lawn, garden shed and side access. The frontage has a paved area providing off street parking with the remainder laid mainly to lawn.

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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Approximate Gross Internal Area 1402 sq ft - 130 sq m

Ground Floor Area 952 sq ft – 88 sq m

First Floor Area 450 sq ft – 42 sq m



Local Authority: Barnet
Council Tax band: G
Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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