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Bentley Place
Bentley Heath

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Bentley Place, Bentley Heath, EN5 4BF

This substantial detached family home is arranged over three floors and offers versatile, well-balanced accommodation, ideal for modern family living.

The ground floor is centred around a welcoming entrance hall with stairs to the upper floors. To the front of the house is a bright and comfortable reception room, ideal for formal entertaining or relaxing. To the rear, the kitchen is positioned to enjoy views over the garden and provides ample space for cooking and everyday family life, with direct access outside. Adjacent to the kitchen is a separate utility room, keeping practical tasks neatly out of sight. A study on this level offers an excellent home office or quiet workspace. Also on the ground floor is a guest cloakroom and internal access to the integral garage, which provides additional storage or secure parking.

The first floor is dedicated to bedroom accommodation. The principal bedroom benefits from its own en-suite facilities, creating a private retreat. There are several further well-proportioned bedrooms on this floor, all served by a family bathroom, making it ideal for growing families or guests.

The second floor provides two additional bedrooms, both generous in size and filled with natural light. This level is perfect for older children, guests, or for use as flexible space such as hobby rooms or additional home offices.

Externally, the property enjoys a private rear garden, offering a peaceful setting for outdoor dining, entertaining, or family use. To the front, there is a driveway providing off-street parking, along with access to the garage.

Situated in the sought-after Bentley Heath area, Bentley Place offers a quiet residential setting while remaining conveniently located for local amenities, well-regarded schools, and transport links.







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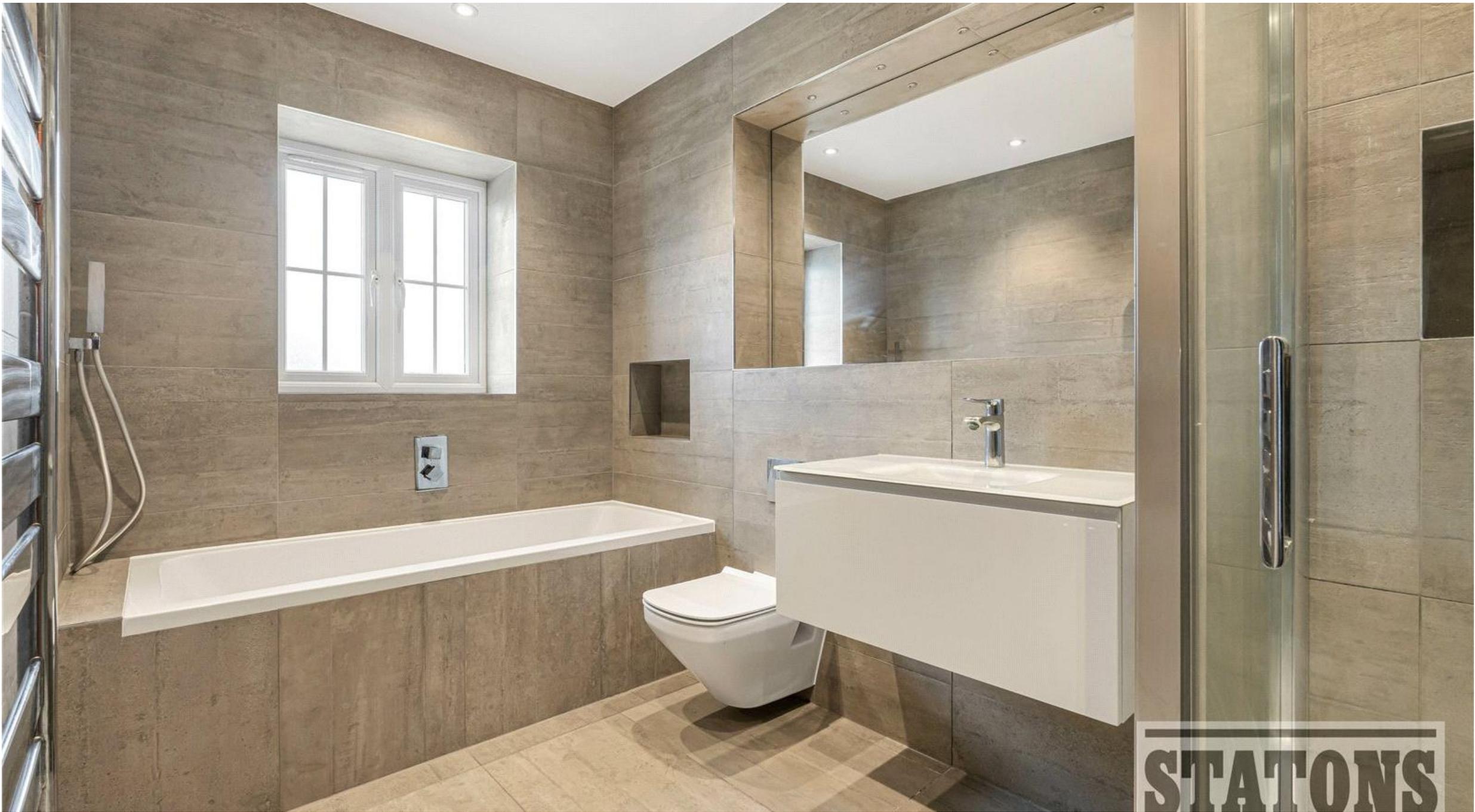


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Bentley Place, Bentley Heath, Barnet, EN5

Approximate Area = 2125 sq ft / 197.4 sq m

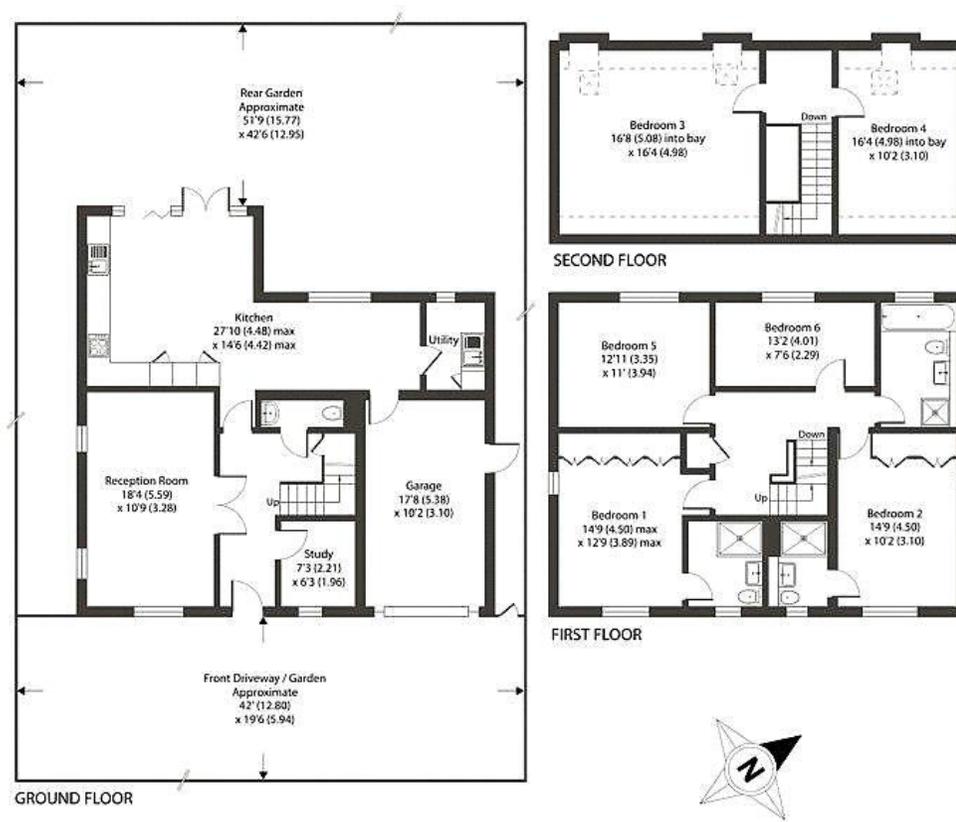
Limited Use Area(s) = 60 sq ft / 5.5 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 2365 sq ft / 219.6 sq m

For identification only - Not to scale

Denotes restricted head height



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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	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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STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com



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