



Barnet Gate Lane, Arkley, EN5 2AD

£1,095,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

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Set back from Barnet Gate Lane behind a private carriage driveway, this charming detached bungalow offers around 1,400 sq ft of well-designed lateral living space, along with ample off-street parking.

Inside, a welcoming hallway leads to three bedrooms, including a bay-fronted principal room with leafy views, a generous second double, and a third currently used as a walk-in wardrobe with fitted storage. To the rear, the spacious open-plan living area flows into a bright conservatory overlooking the garden, creating an ideal space for both relaxing and entertaining. The modern kitchen features quartz worktops, a breakfast bar, and integrated Bosch appliances, while the partially converted garage provides a second bathroom and useful storage.

The south-west facing garden extends over 60 ft and is beautifully maintained, complete with a decked seating area, shed, and additional outbuilding.

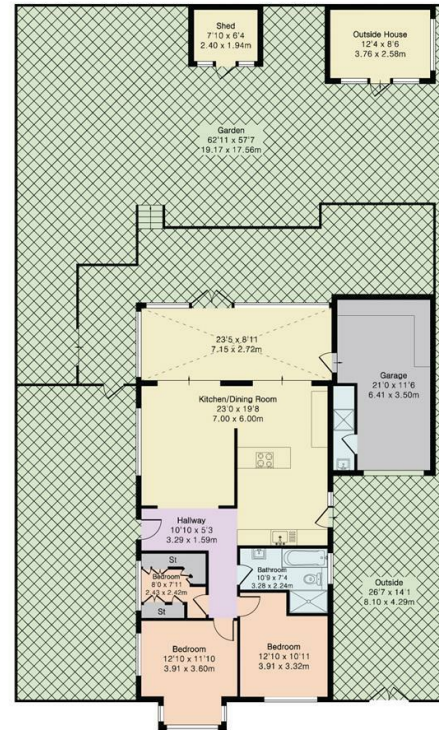
Ideally located in the sought-after area of Arkley, the property offers excellent access to central London, local stations, major motorways, and some of North London's top independent and state schools. Chain free and offering flexible, easy living, this is a rare opportunity not to be missed.

Please contact our Totteridge office for further information or to arrange a viewing.





Approximate Gross Internal Area 1388 sq ft - 129 sq m
(Including Garage & Excluding Outbuilding)
Outbuilding Area 155 sq ft - 14 sq m



Ground Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		90
B (81-90)		
C (71-80)	70	
D (61-70)		
E (51-60)		
F (41-50)		
G (31-40)		
Not energy efficient - higher running costs		
EU Directive		

