



Kates Close, Arkley, EN5 3NB

£1,595,000 Freehold

Council Tax Band G

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A beautifully presented detached family home, thoughtfully extended and refurbished to a high standard by the current owners and set behind electric gated entrance.

Located in the heart of Arkley, the bright and spacious accommodation comprises entrance lobby which opens into a large hall, study, tv room, living room with doors onto well maintained rear garden, a stunning open plan high spec kitchen with central island and generous dining area, separate utility room and guest cloakroom. The 1st floor provides a wonderful principal bedroom with a contemporary ensuite shower room, 2 further double bedrooms and a family bathroom. The 2nd floor benefits from a well proportioned office and large eaves storage.

Externally there is ample parking plus garaging for 3 cars along with beautifully maintained side and rear gardens with large sun terrace and a summerhouse.

Note - The vendor previously had planning permission to create an additional 2 bedrooms, bathroom and living space. Please contact our Totteridge office for further information or to arrange a viewing.





Kates Close, Barnet, EN5

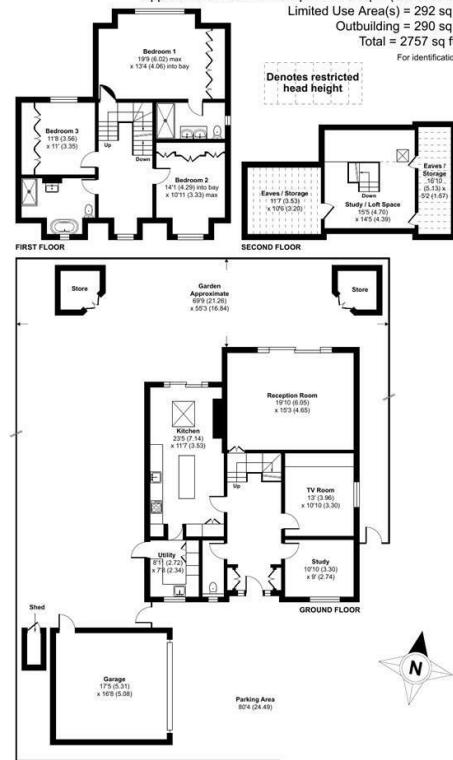
Approximate Area = 2175 sq ft / 202.1 sq m (excludes stores & shed)

Limited Use Area(s) = 292 sq ft / 27.1 sq m

Outbuilding = 290 sq ft / 26.9 sq m

Total = 2757 sq ft / 256.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Real Estates. REF: 1040155

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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