



Rowley Lane, Barnet, EN5 3HS

£2,100,000 Freehold

Council Tax Band H

REAL ESTATES
Est. 1981

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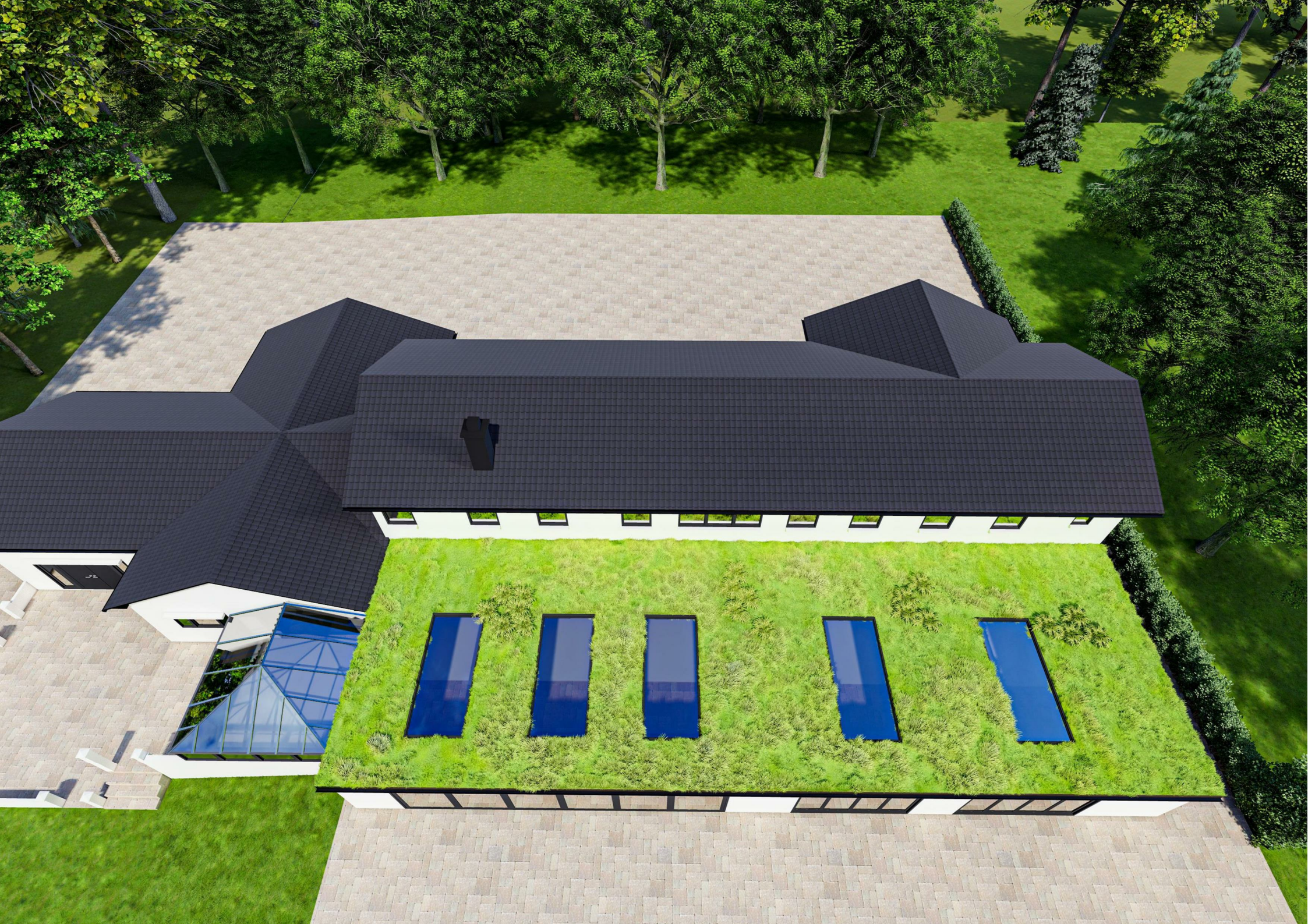
Real Estates are delighted to offer for sale this exceptional development opportunity of this detached bungalow within beautifully landscaped grounds extending to approximately 1.32 acres. Set in a peaceful and private setting, the property exudes charm and character while providing generous accommodation ideal for family life and entertaining alike.

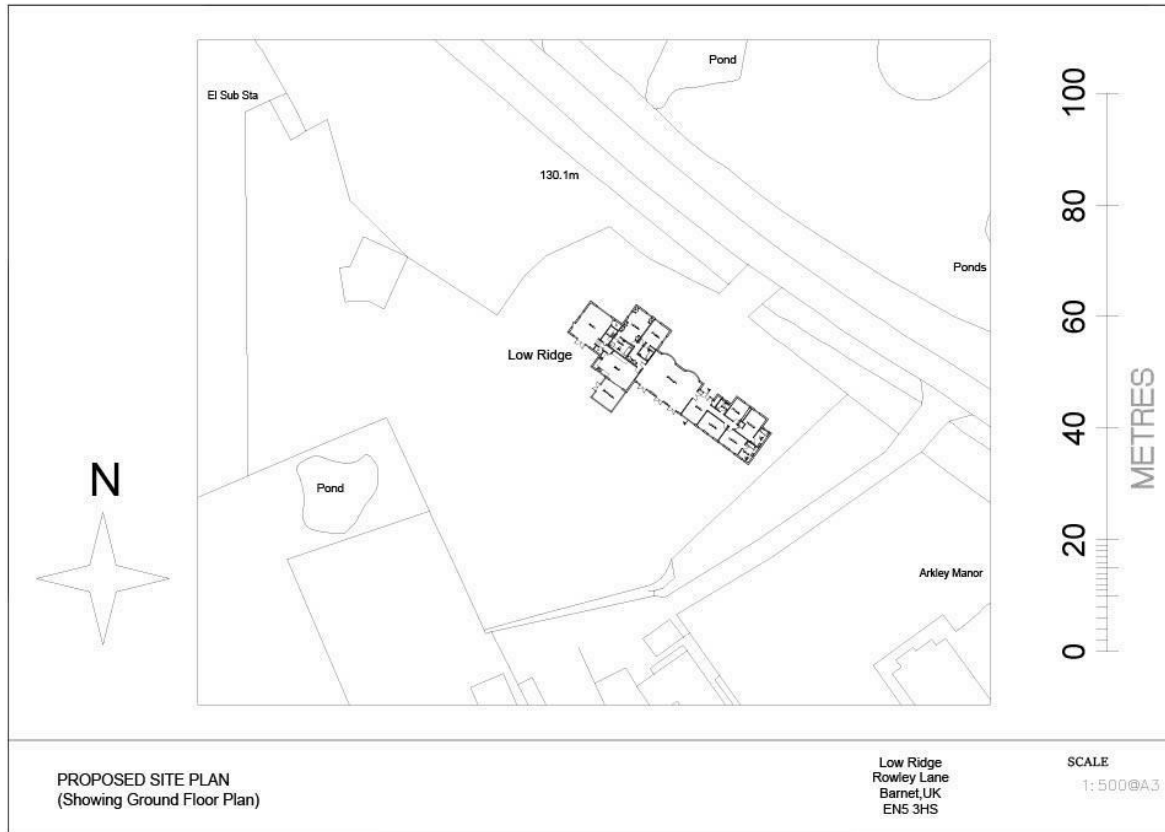
Planning permission has been granted for a second floor extension over the main section of the property under application 26/1177/PNU, and a separate prior approval application has been submitted for an 8m rear extension. The seller believes this is expected to be approved as it meets the relevant planning requirements, although formal consent is still pending.

Together, the two applications would add an estimated 3,745 sq ft of living space to the main dwelling, increasing it to approximately 7,400 sq ft main house, or around 8,800 sq ft in total including the outbuilding. 3D models have also been prepared to help illustrate the main house with both schemes approved.

Full plans available upon request.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		76
C	69-80		
D	55-68	55	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			

