

Sean Heaney
HOMES & PROPERTY



Rowley Lane

Arkley, Barnet, EN5 3HP

Guide Price £1,250,000



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DEVELOPMENT OPPORTUNITY

A truly unique opportunity to acquire one of Arkley's most notable properties consisting of a detached period home standing on a most private, secluded plot in one of the area's finest semi-rural locations backing onto woodland which in turn adjoins the golf course. The house was originally 3 cottages built in 1907 which were then formed into one house (4 double bedrooms, 3 bathrooms and 3 reception rooms) in 1952 to create an atmospheric period home which has remained in the same family ownership ever since but is now in need of urgent restoration or with the scope to demolish and rebuild. The property stands in mature gardens and grounds which are mainly to the front and it also has the benefit of a detached garage. EPC: E

GROUND FLOOR

Porch

Hall

16'4" x 11'6" (5.00 x 3.51)

Living Room

28'7" x 27'5" (8.72 x 8.36)

Sitting Room

12'0" x 12'0" (3.67 x 3.67)

WC

Dining Room

12'0" x 11'3" (3.67 x 3.44)





Kitchen
8'5" x 13'1" (2.57 x 4.00)

Utility & WC

Storage

Living Room
16'4" x 27'8" (5.00 x 8.45)

FIRST FLOOR

Landing
7'0" x 15'6" (2.15 x 4.74)

Master Bedroom
14'5" x 16'8" (4.40 x 5.10)

Dressing Area
14'2" x 8'4" (4.33 x 2.55)

Bathroom

Storage

Bedroom 2
11'3" x 17'0" (3.44 x 5.20)

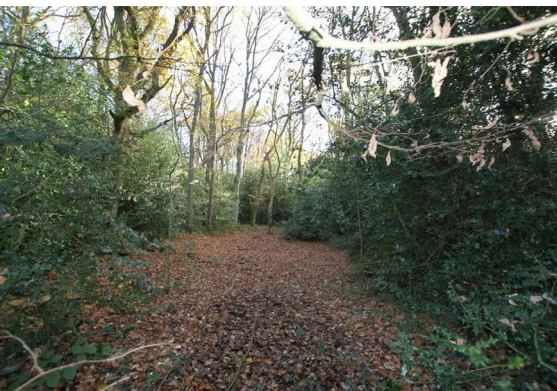
Bedroom 3
14'5" x 9'10" (4.40 x 3.00)

Bathroom

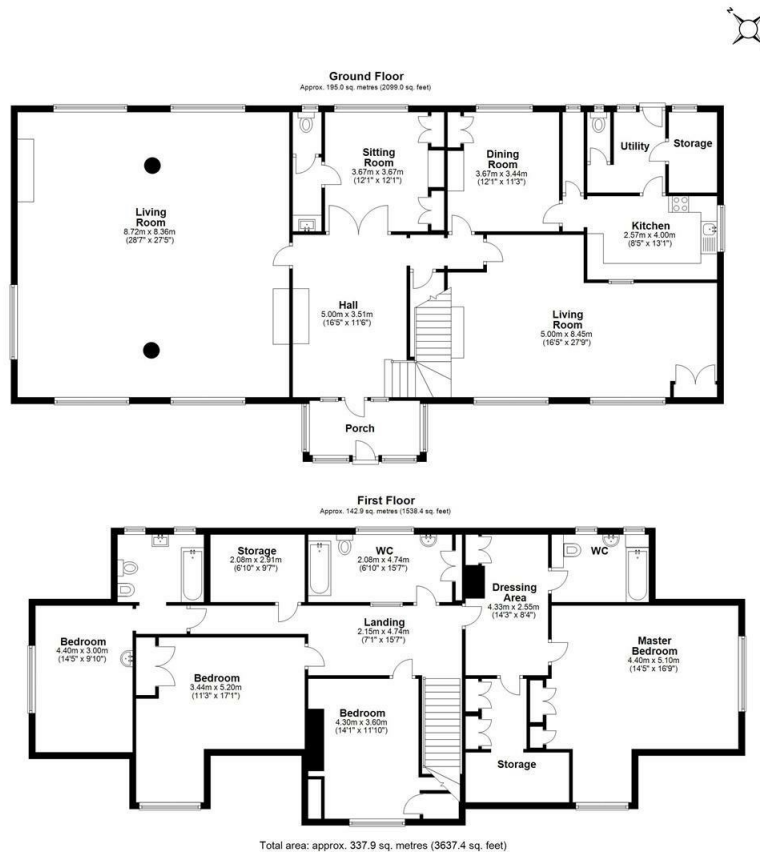
Storage
6'9" x 9'6" (2.08 x 2.91)

Bedroom 4
14'1" x 11'9" (4.30 x 3.60)

Family Bathroom
6'9" x 15'6" (2.08 x 4.74)



Floor Plan



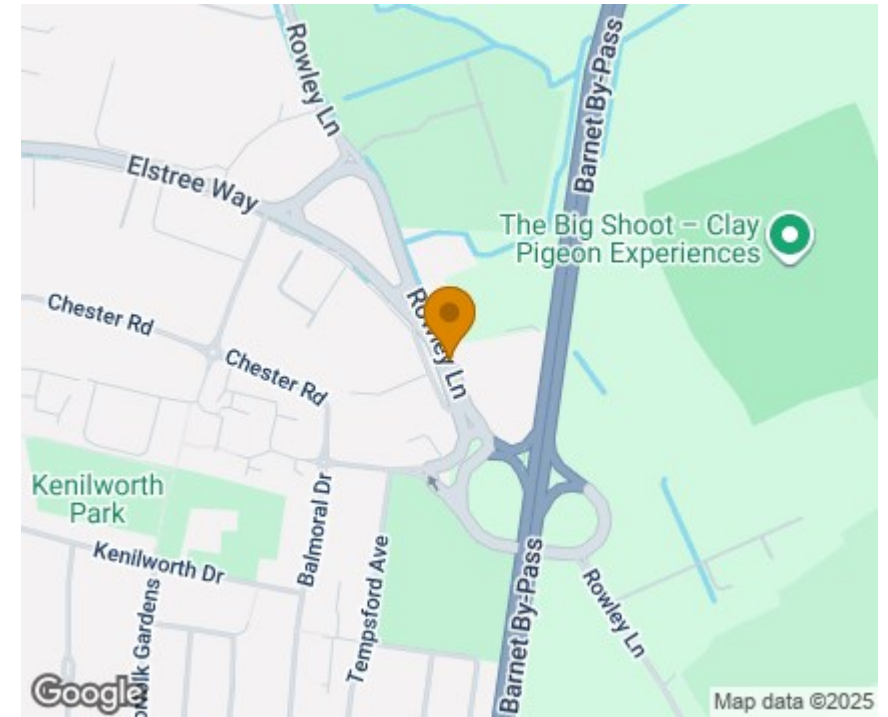
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Viewing

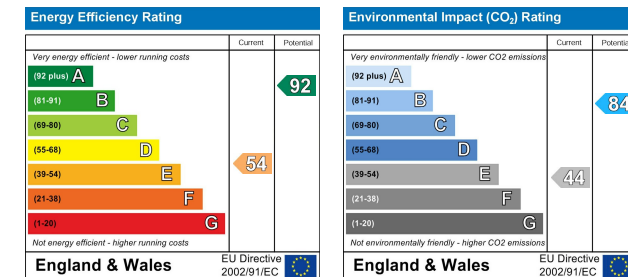
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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Area Map



Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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