

Sean Heaney

HOMES & PROPERTY



Barnet Gate Lane

Arkley, Barnet, EN5 2AD

Guide Price £940,000



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A deceptively spacious and skillfully extended detached family home affording stunning countryside views to the front in this highly sought after semi rural lane in the heart of Arkley. The accommodation which has been subject to extensive improvements by the current owners, and still offers further potential (STPP), consists of 4 bedrooms, family bathroom, family shower room, open plan lounge/ dining room leading to a contemporary fitted kitchen/ breakfast room with a TV area recess. Externally, the westerly aspect rear garden extends to approx. 68' in depth and off street parking is provided to the front along with the integral garage. We understand from the vendor that planning consent has been granted for electric security gates. An internal inspection is highly recommended. EPC:D

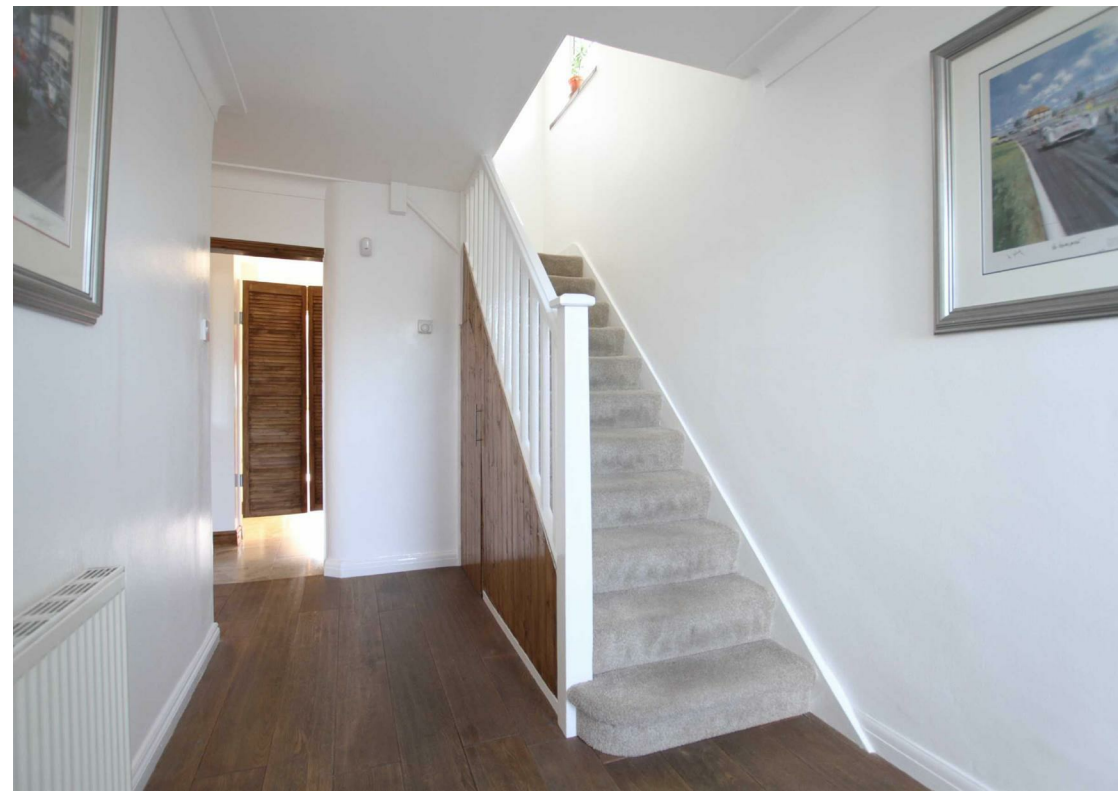
Approach

Entrance Lobby

Entrance Hall

Lounge

27'3" x 12'2" reducing to 10'8"
(8.31 x 3.70 reducing to 3.24)





Kitchen/Dining Room
25'11" x 11'2" plus 8'9" x 6'3"
(7.89 x 3.40 plus 2.67 x 1.90)

Study/TV Area
10'11" x 6'0" (3.32 x 1.83)

Guest wc

First Floor Landing



Bedroom One
15'5" max into bay x 10'4" max
(4.70 max into bay x 3.14 max)

Bedroom Two
10'9" x 10'4" max (3.27 x 3.15
max)

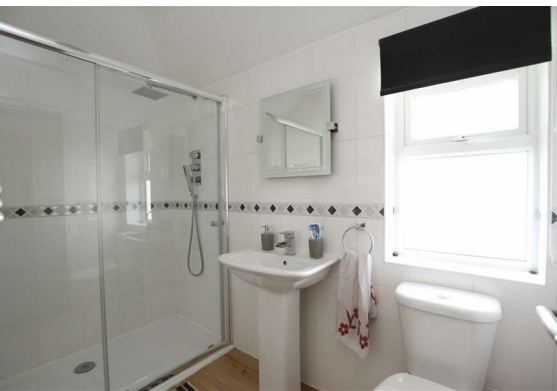
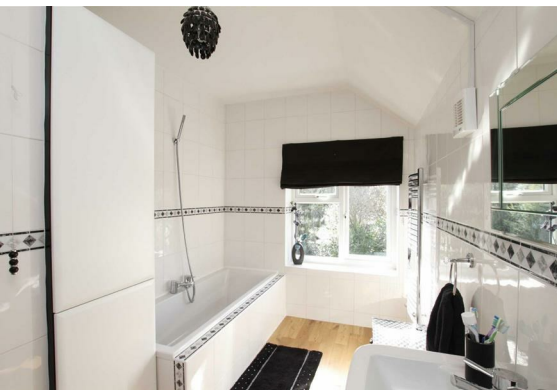
Bedroom Three
10'7" x 9'6" to wardrobe fronts
(3.22 x 2.89 to wardrobe fronts)

Bedroom Four
8'10" x 7'11" (2.69 x 2.41)

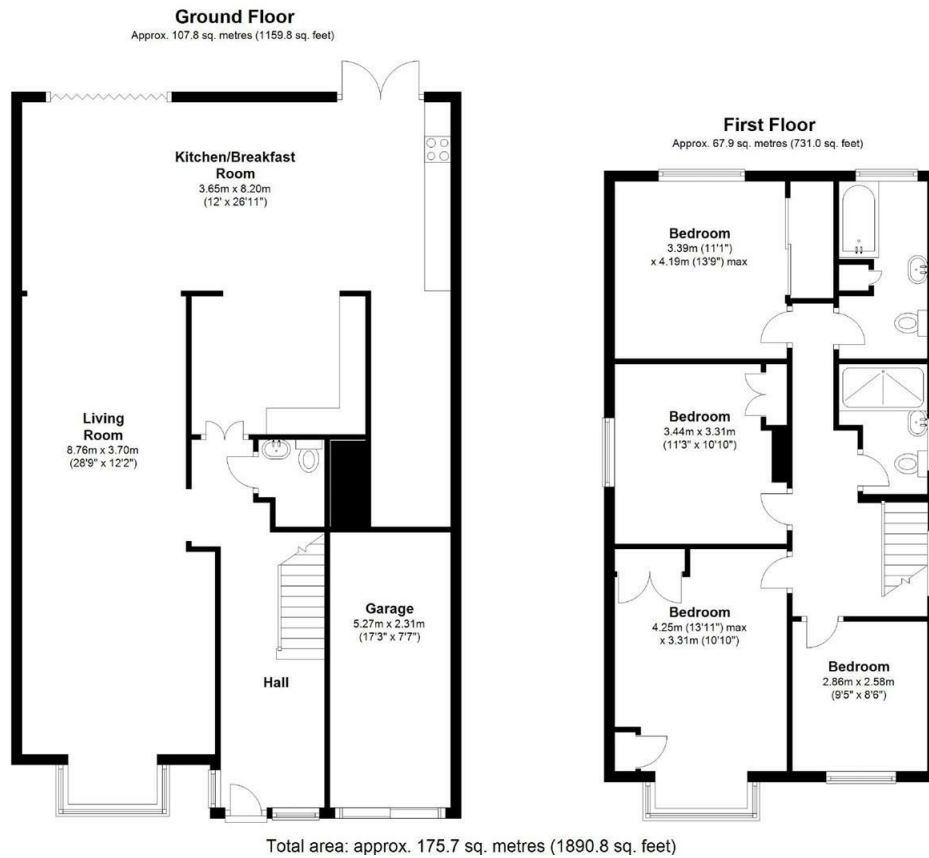
Shower Room

Bathroom

Rear Garden
approx. 20 x 10



Floor Plan

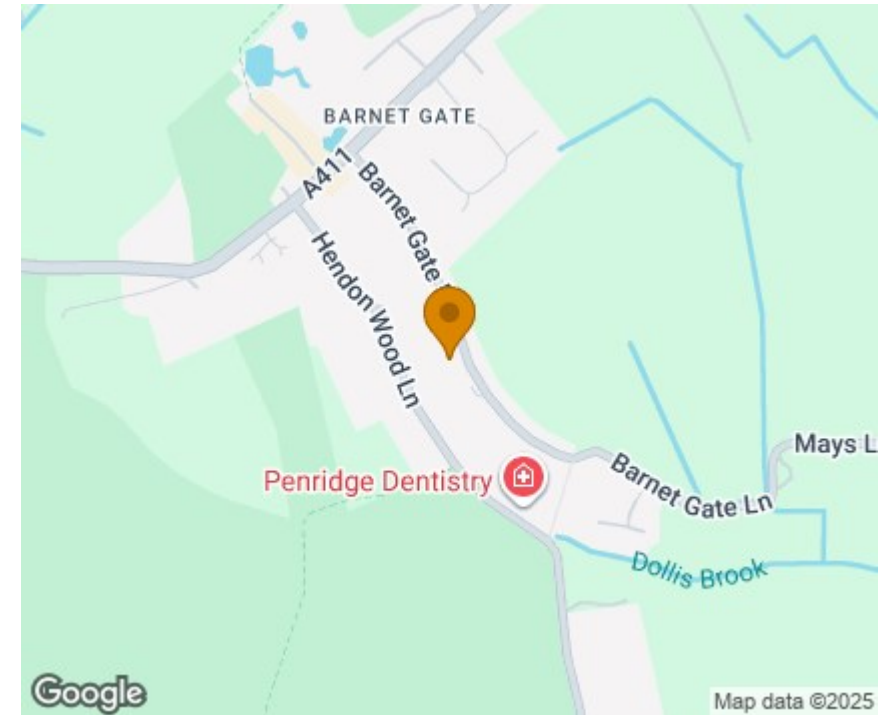


Viewing

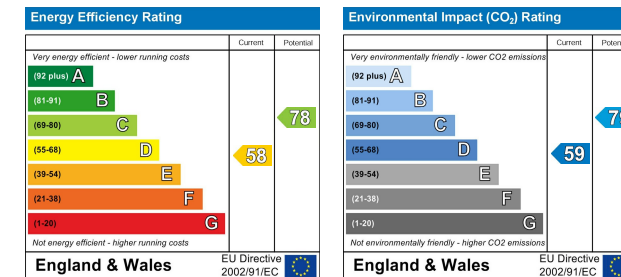
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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Area Map



Energy Efficiency Graph



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