

Sean Heaney

HOMES & PROPERTY



Barnet Gate Lane

Arkley, Barnet, EN5 2AA

Offers In Excess Of £500,000



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TWO BEDROOM COTTAGE with PICTURESQUE PRIVATE GARDEN. Great scope and POTENTIAL TO IMPROVE, subject to planning permission,

This delightful cottage currently offers a LARGE RECEPTION ROOM, kitchen, morning room, GUEST CLOAKROOM, two bedrooms and a family bathroom,

One of the standout features of this property is the OFF-STREET PARKING, providing convenience and peace of mind for residents.

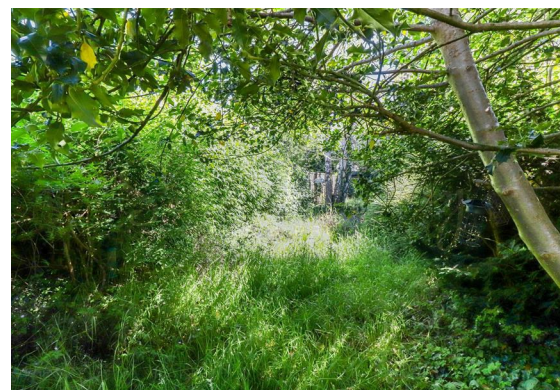
Nestled in a tranquil location, this property offers a serene escape from the hustle and bustle of city life while still being within EASY REACH OF LOCAL AMENITIES & TRANSPORT LINKS.

EPC : E

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





GROUND FLOOR

Reception Room

16'5 x 14'1 (5.00m x 4.29m)

Kitchen/Morning Room

14'1 x 9'0 (4.29m x 2.74m)

Downstairs Cloakroom

Staircase

FIRST FLOOR

Bedroom One

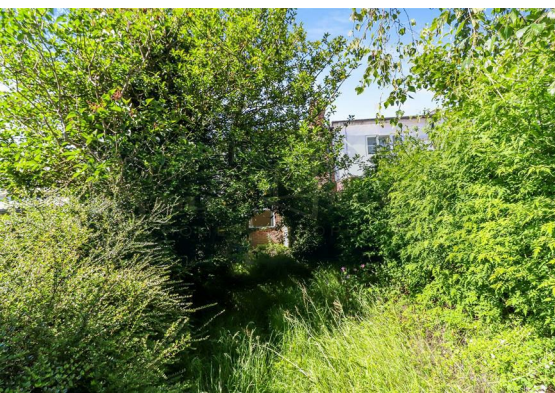
14'2 x 9'2 (4.32m x 2.79m)

Family Bathroom

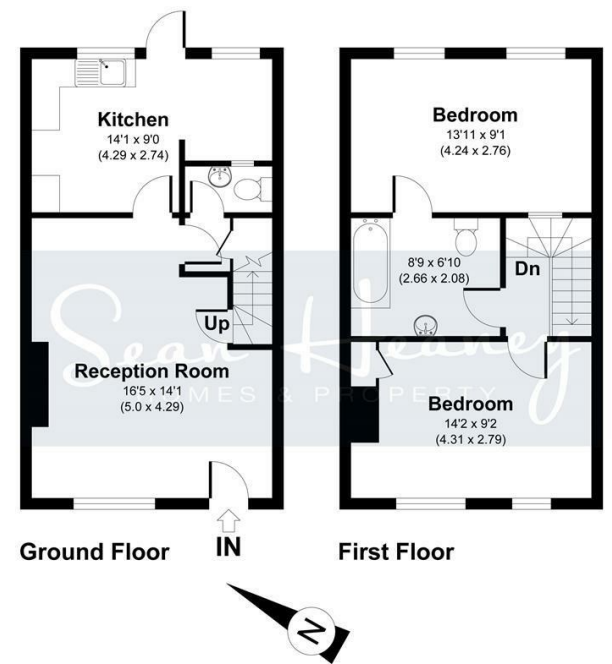
8'9 x 6'10 (2.67m x 2.08m)

Bedroom Two

13'11 x 9'1 (4.24m x 2.77m)



Floor Plan



Barnet Gate Road, EN5

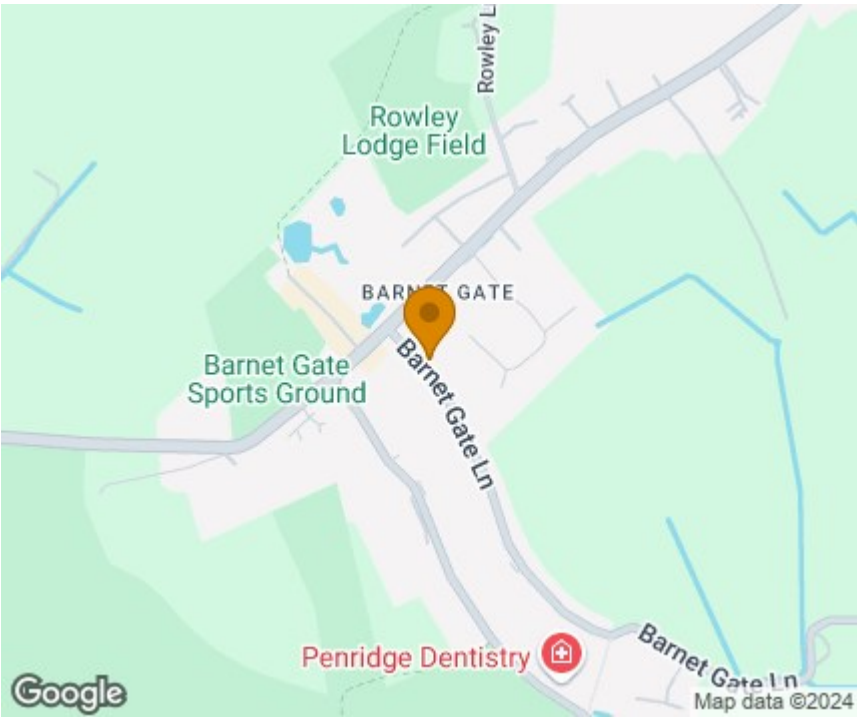
APPROXIMATE GROSS INTERNAL AREA 724 SQ FT / 67.27 SQ M.
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Viewing

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.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

