

# Sean Heaney

HOMES & PROPERTY



## Field End

Arkley, Barnet, EN5 3EZ

£899,950



## Field End

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A double fronted detached family home situated at the end of this highly regarded cul-de-sac behind a wide frontage within a short drive of High Barnet town centre and the Northern Line underground. The accommodation to the ground floor consists of a welcoming hall, guest WC, lounge, dining room, study and a fitted kitchen leading to a utility room. To the first floor, there are 4 double bedrooms (master en suite) and a family bathroom. The well manicured, secluded rear garden is approx 45ft deep x 70ft wide. There is off street parking for several cars to the front and a double garage. There is further scope to extend the property subject to the necessary consents. EPC: D

### Hall

12'11" x 12'4" (3.94m x 3.76m)

### Cloakroom

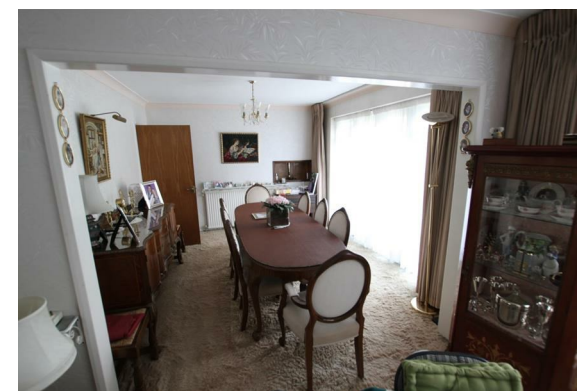
5'10" x 3'10" (1.78m x 1.17m)

### Reception 1

23' x 12'5" (7.01m x 3.78m)

### Reception 2

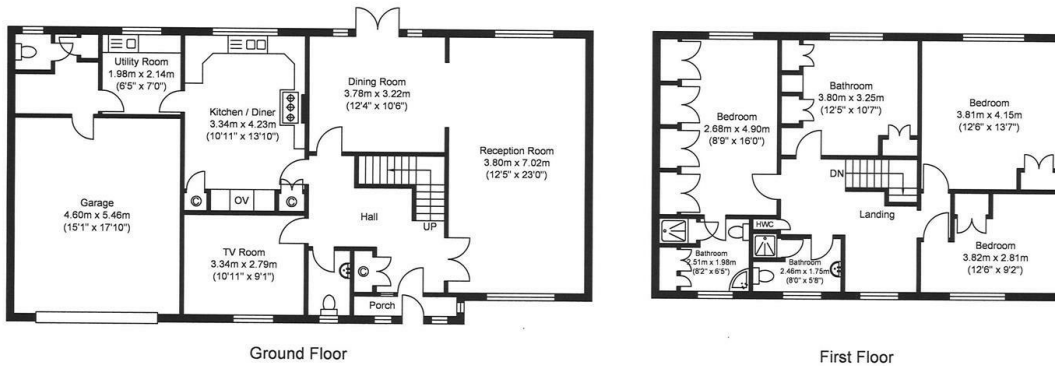
12'4" x 10'5" (3.76m x 3.18m)





- Reception 3**  
10'9" x 9'2" (3.28m x 2.79m)
- Kitchen**  
14'1" x 10'9" (4.29m x 3.28m)
- Utility Room**  
6'10" x 6'5" (2.08m x 1.96m)
- Bedroom 1**  
16'1" x 10'8" (4.90m x 3.25m)
- En-suite**  
8'2" x 6'5" (2.49m x 1.96m)
- Bedroom 2**  
13'6" x 12'5" (4.11m x 3.78m)
- Bedroom 3**  
12'5" x 9'2" (3.78m x 2.79m)
- Bedroom 4**  
12'5" x 10'6" (3.78m x 3.20m)
- Family Bathroom**  
8'2" x 5'8" (2.49m x 1.73m)

## Floor Plan



Ground Floor

First Floor

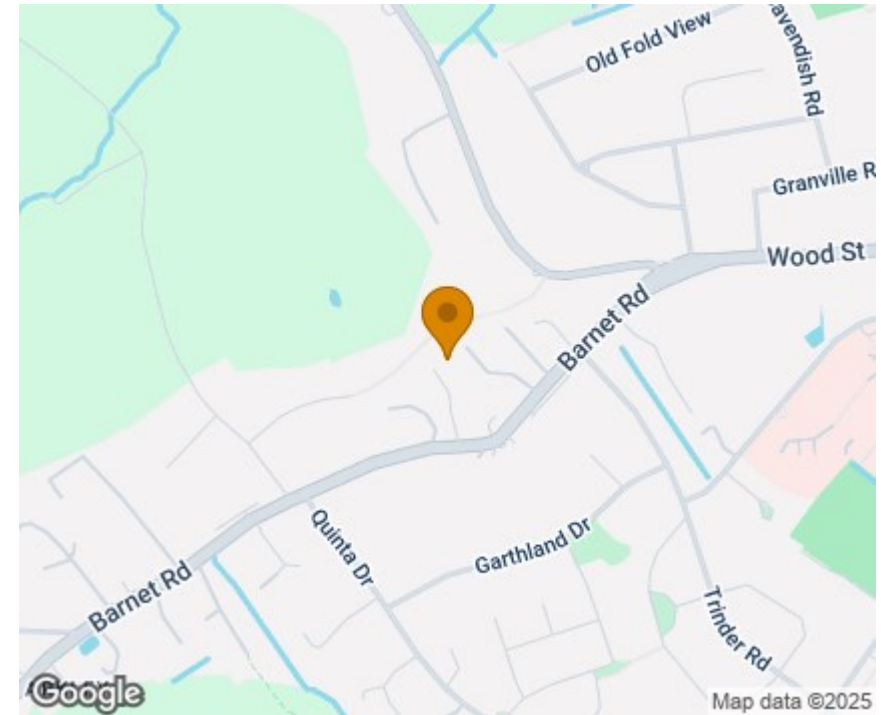
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Approx Gross Internal Floor Area 172.10 sq. m. (1852.46 sq. ft)  
 Approx Gross Internal Floor Area of Garage 25.12 sq. m. (270.38 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser



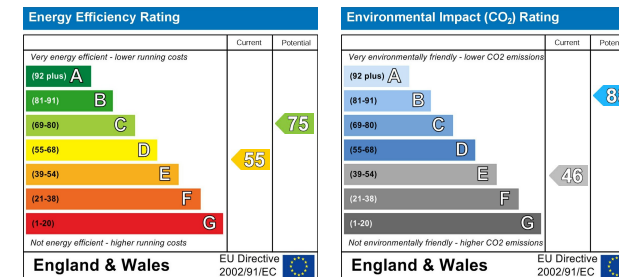
## Area Map



## 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.

## Energy Efficiency Graph



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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