



**Old Fold View**

Arkley, Barnet, EN5 4EA

Guide Price £985,000

## Old Fold View

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EXTENSIVE SEMI-DETACHED FAMILY HOME set in a quiet desirable location with FAR REACHING STUNNING VIEWS OVER OPEN COUNTRYSIDE.

This 4 BEDROOM property offers excellent family living space with great scope for extension (STPP). Arranged over three floors, the VERSATILE ACCOMMODATION consists of an attractive entrance hall, GUEST CLOAKROOM, front lounge, galley kitchen, UTILITY ROOM and a large dining room overlooking the garden and leading through to an additional rear reception. On the first floor there are three bedrooms and a family bathroom, with a further principal bedroom and en-suite on the top floor presenting IMPRESSIVE GREENBELT VIEWS.

The residence benefits further from a BEAUTIFUL PRIVATE GARDEN with extended views, a pond with filtration system, SUMMER HOUSE, outside WC, GARAGE and additional OFF STREET PARKING.

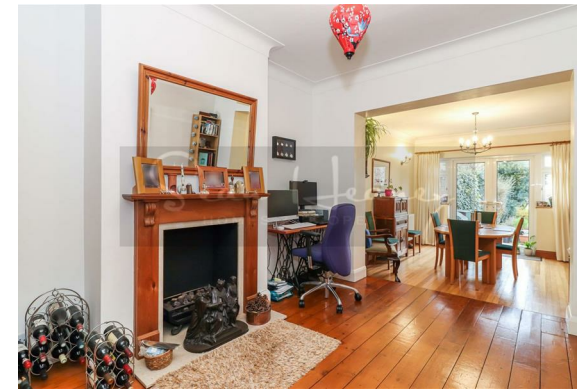
The property is also conveniently located for access to HIGHLY REGARDED LOCAL SCHOOLS, including Christ Church and QE Boys.

VIEWING IS STRONGLY RECOMMENDED & BY APPOINTMENT ONLY.

EPC : D

BARENT COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

### Reception Room 1

15'9" x 12'4" (4.82 x 3.78)

### Reception Room 2

13'0" x 10'11" (3.98 x 3.35)

### Kitchen

14'1" x 7'9" (4.31 x 2.38)

### Dining Room

19'6" x 13'2" (5.96 x 4.03)

### Utility Room

8'0" x 5'2" (2.46 x 1.60)

### Guest Cloakroom

## FIRST FLOOR

### Bedroom 4

8'0" x 7'9" (2.46 x 2.38)

### Bedroom 3

13'0" x 10'11" (3.98 x 3.35)

### Bedroom 2

16'4" x 10'11" (5.0 x 3.35)

### Family Bathroom

8'10" x 7'9" (2.71 x 2.38)

## SECOND FLOOR

### Bedroom 1

18'7" x 12'10" (5.68 x 3.93)

### En-Suite Bathroom

6'9" x 5'2" (2.08 x 1.60)

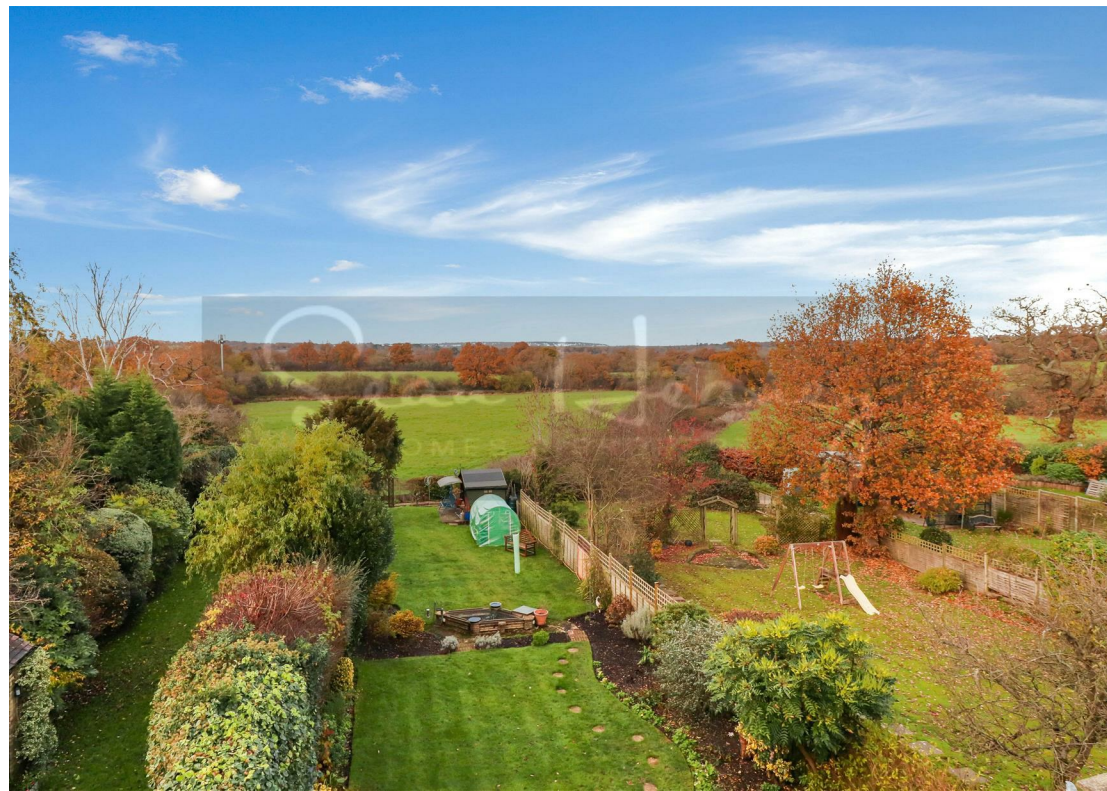
### Garage

14'10" x 7'4" (4.54 x 2.26)

### Garden

### Outside WC

4'8" x 2'5" (1.43 x 0.76)



## Floor Plan



Old Fold View, EN5

APPROXIMATE GROSS INTERNAL AREA 1768 SQ FT / 164.23 SQ M INC. GARAGE  
SEANHEANEY. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD, 2023.

## Viewing

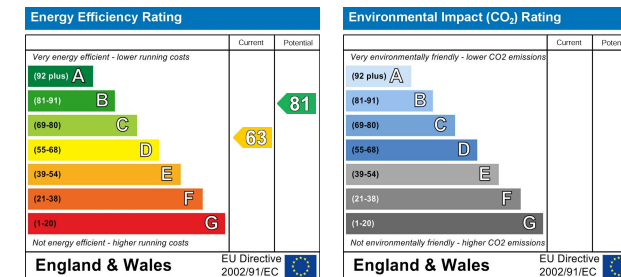
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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



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