

# Sean Heaney

HOMES & PROPERTY



**Barnet Gate Lane**  
Arkle, EN5 2AB  
**£750,000**



## Barnet Gate Lane

, Arkley, EN5 2AB

An opportunity to acquire a semi detached bungalow standing on a south westerly aspect plot in this highly popular semi rural location in the heart of Arkley with open greenbelt countryside views to the front. The accommodation, which is in need of updating, consists of 3 bedrooms (one en suite shower room), family bathroom, lounge/dining room, fitted kitchen and a sun lounge. Externally, there is a garage and off street parking with a manicured rear garden extending to approx 58ft in depth. The property is offered for sale with no upward chain. EPC:C

### Entrance Hall

### Living Room

18'2" x 14'5" (5.54 x 4.40)

### Kitchen

11'6" x 8'7" (3.51 x 2.61)

### Conservatory

22'8" x 10'11" (6.91 x 3.33)

### Master Bedroom

10'10" x 8'11" (3.31 x 2.72)

### En Suite Shower Room

### Bedroom Two

15'3" x 11'0" (4.66 x 3.36)





**Bedroom Three**

10'10" x 9'11" max (3.31 x 3.03 max)

**Family Bathroom**

**Garage**

15'3" x 7'1" (4.65 x 2.17)

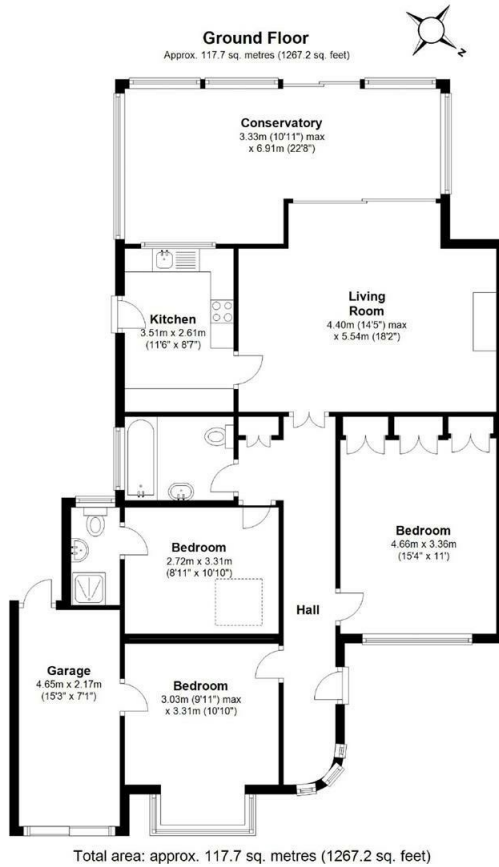
**Rear Garden**

58'1" x 34'5" (17.70 x 10.50)

**Front Garden**

49'3" x 34'5" (15.00 x 10.50)

## Floor Plan

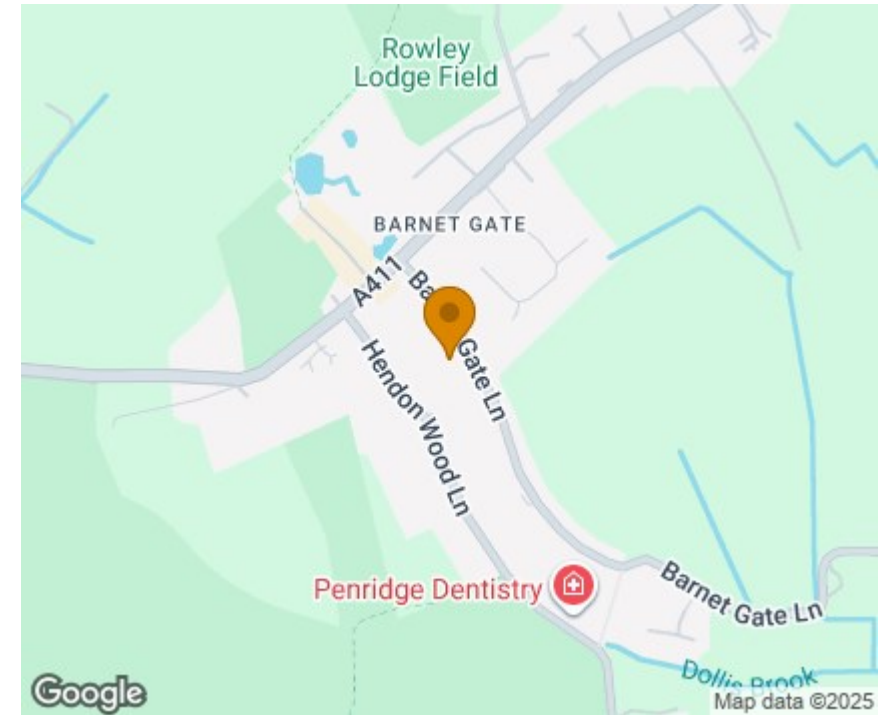


## Viewing

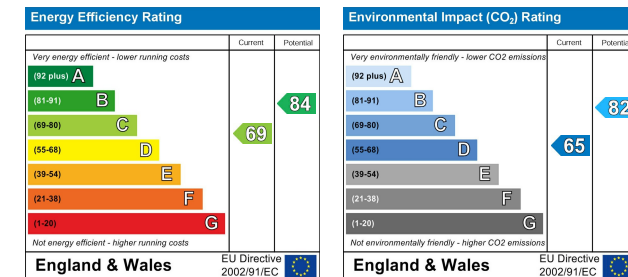
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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