

STATONS

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Garthland Drive
Arkley

Garthland Drive, Arkley, EN5 3BB

£1,350,000

We are delighted to offer for sale this 4 double bedroom detached home that offers bright and spacious accommodation throughout. This well presented property comprises a welcoming entrance hall with guest w.c, a wonderful double length reception room and a large kitchen/breakfast room with door to the integral garage.

On the first floor there is a lovely principal bedroom with dressing area and an en suite shower room, 3 further generous bedrooms and a family bathroom.

Externally there is a mature rear garden of approx 115' with sun terrace and a storage shed, garage and driveway parking.

Location - Surrounded by open countryside and mature woodland, yet central London can be reached within thirty minutes by car. Barnet High Street with The Spires shopping mall is also easily accessible. A number of nearby train stations including Totteridge, Mill Hill and High Barnet (all on the Northern) and New Barnet (mainline) provide a choice of alternative routes into or out of London. Arkley is within 5 miles of both the M1 and the M25 motorways providing easy access to all of London airports. Golf is well catered for in the area with Dyrham Park and Arkley Golf Clubs.

The area also has renowned schooling both state and private including Haberdashers' Aske's, Belmont/Mill Hill School, QE Boys and QE Girls.

























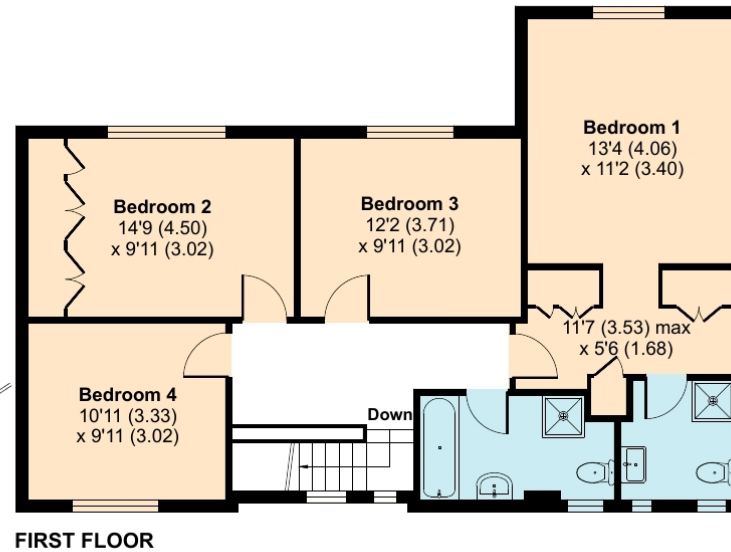
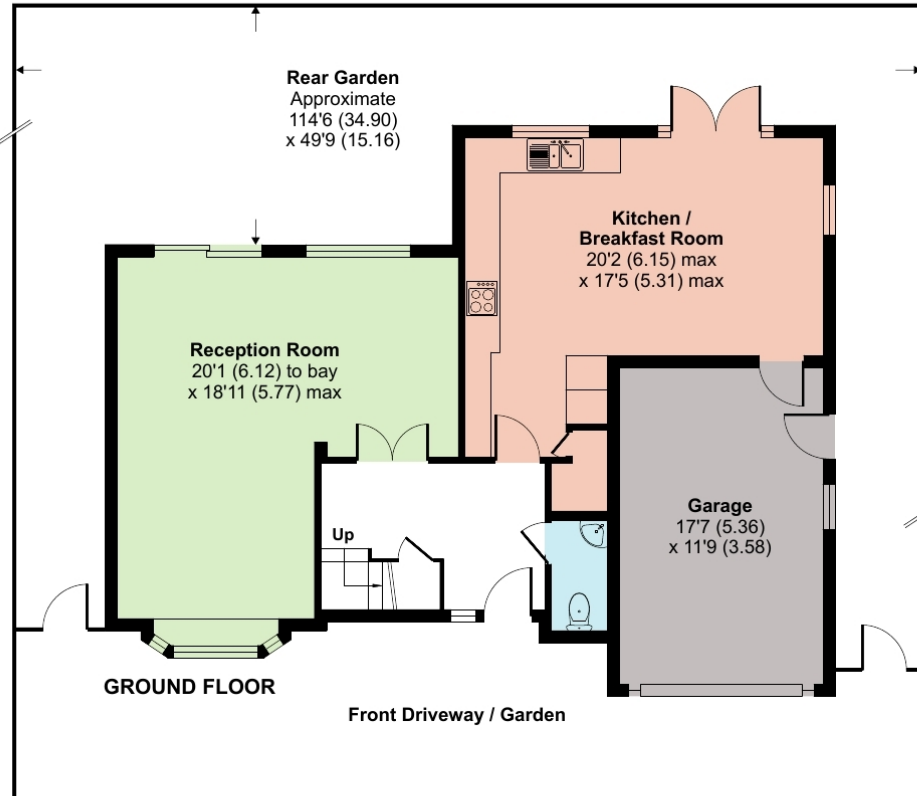


Garthland Drive, Barnet, EN5

Approximate Area = 1622 sq ft / 150.7 sq m
 Garage = 200 sq ft / 18.6 sq m
 Total = 1822 sq ft / 169.3 sq m
 For identification only - Not to scale



Local Authority: Barnet
 Council Tax band: G
 Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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