

STATONS

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Windmill Lane
Arkley

Chesterfield, Windmill Lane, Arkley, Hertfordshire, EN5 3HX

£1,650,000

Situated within this sought after private gated road, we are delighted to offer for sale this substantial 5 bedroom detached family home. The property offers bright and spacious, well presented accommodation throughout and comprises a welcoming entrance hall, 3 generous reception rooms, a modern fitted kitchen/breakfast room with central island and built in appliances, a separate utility room and a guest w.c. On the first floor there is a wonderful principal bedroom suite complete with a large en suite shower room, bedroom 2 with en suite shower room, 3 further good size bedrooms and a family bathroom and access to 2 balconies. Externally there are well maintained, mature wrap around gardens, a large garage and driveway parking.

Situated in the prestigious and sought-after North-London area of Arkley, central London can be reached within thirty minutes by car. A number of nearby train stations include Totteridge, Mill Hill and Barnet. 'Chesterfield' is also within 5 miles of both the M1 and M25 motorways providing easy access to all of London's airports. Schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's provide top class education in the area. Many schools operate their coach service through Arkley.























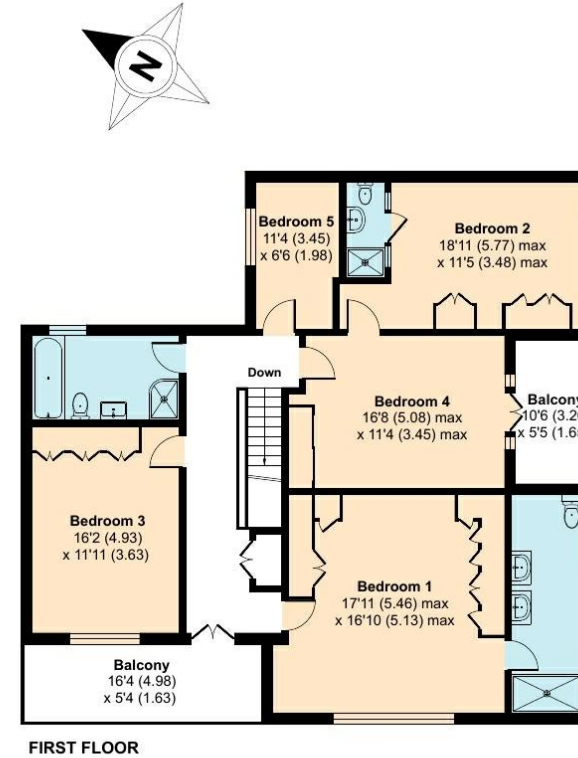
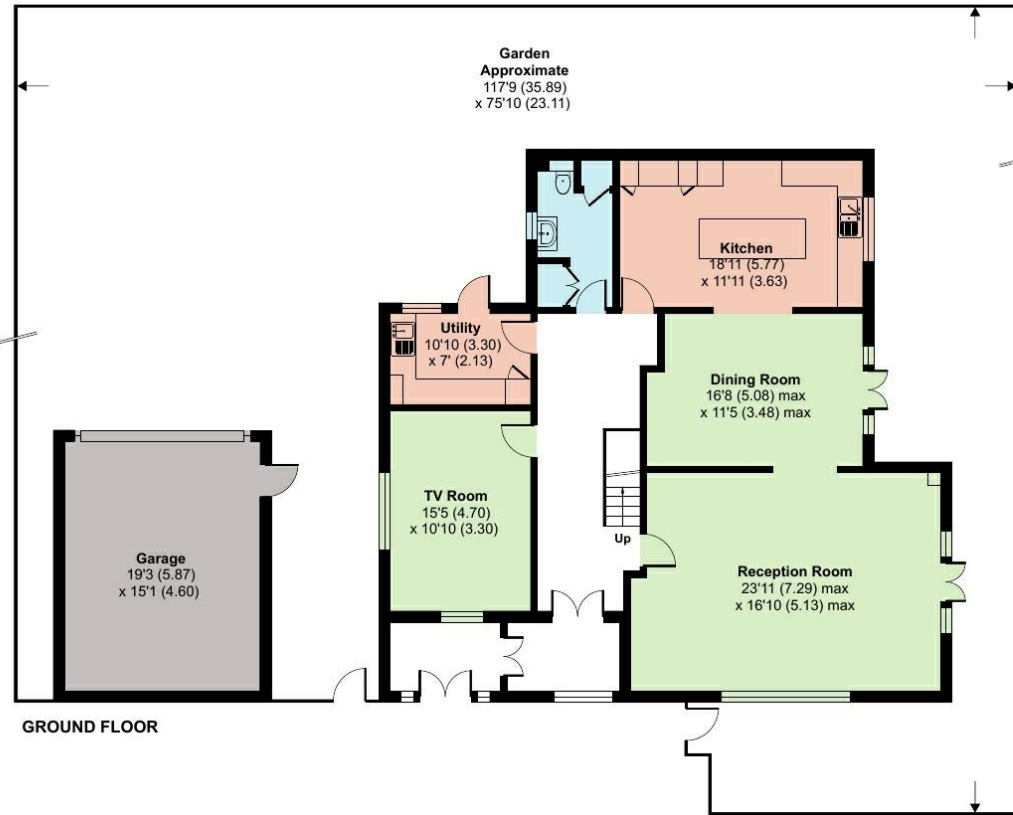
Chesterfield, Windmill Lane, Barnet, EN5

Approximate Area = 2798 sq ft / 259.9 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 3088 sq ft / 286.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Statons. REF: 813291

EPC Graph - BAR110215

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (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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