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Barnet Gate Lane
Arkley

Barnet Gate Lane, Arkley, EN5 2AD OIEO £2,000,000

***** CHAIN FREE ***** We are delighted to offer for sale as sole agents this stunning detached family home that has been created by the current vendors to provide just over 3,100 square feet of accommodation.

The property offers bright and spacious rooms that have been thoughtfully arranged over 3 levels and comprises a large welcoming entrance hall, 2 generous reception rooms, a fabulous kitchen/breakfast room with central island and open entrance to the conservatory, utility room, guest w.c, a stunning master bedroom suite with floor to ceiling windows, a fitted dressing room and luxurious en suite, 3 further double bedrooms (1 with en suite) and a family bathroom. A wonderful cinema room/bedroom 5 with eaves storage spans the entire top floor and enjoys far reaching views across open fields.

Externally there is a south facing rear garden measuring 83' x 48'11 with plunge pool and raised terrace areas perfect for al fresco dining and the security gated frontage provides off street parking for several vehicles.



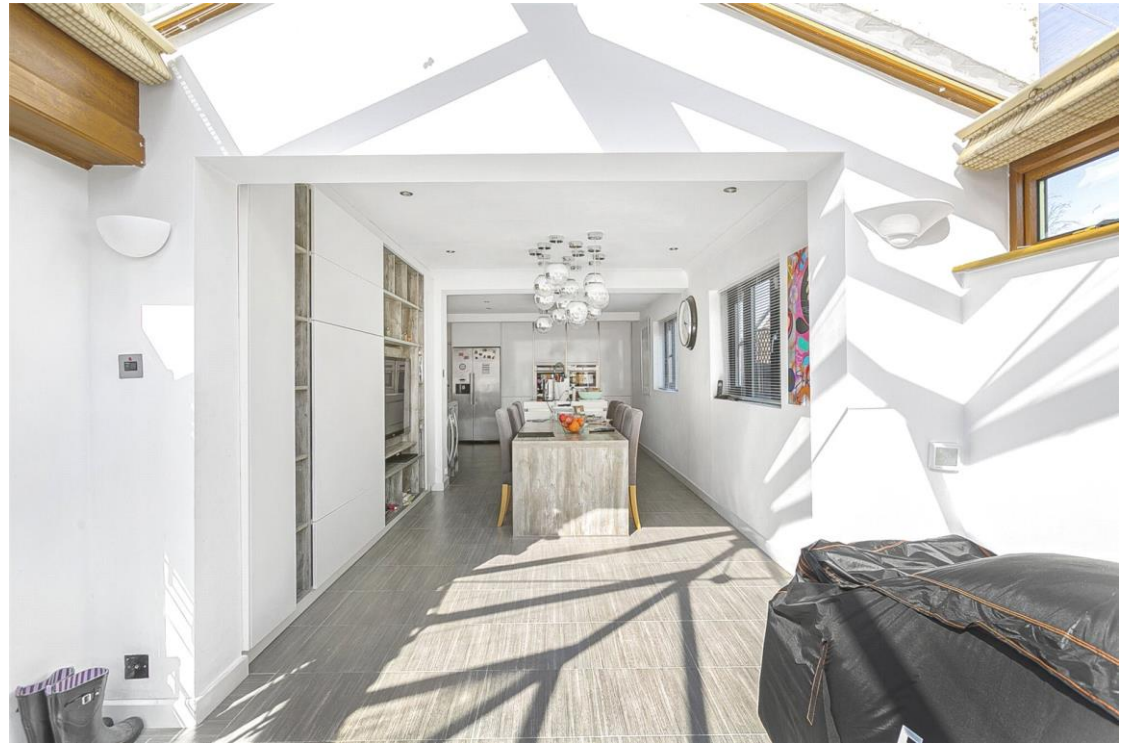




















LOVE BE'S





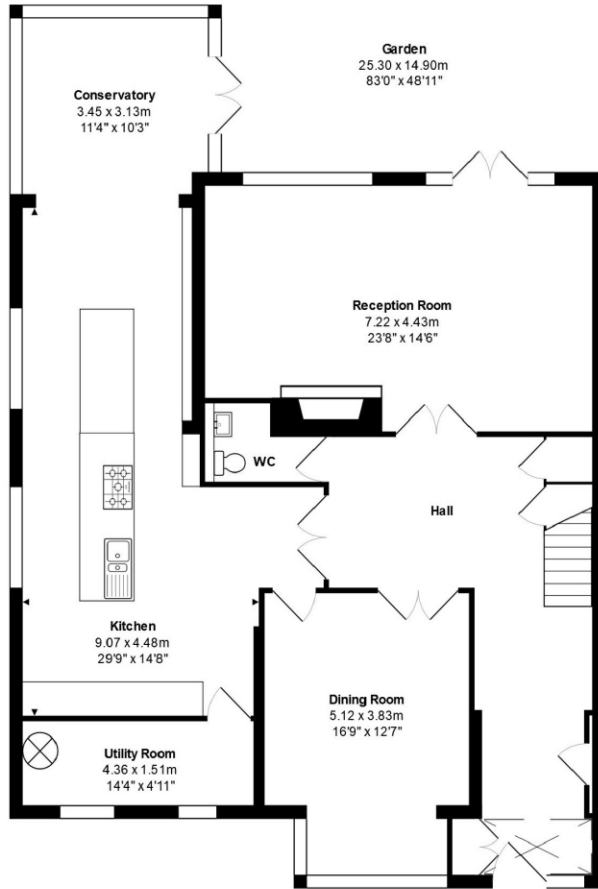




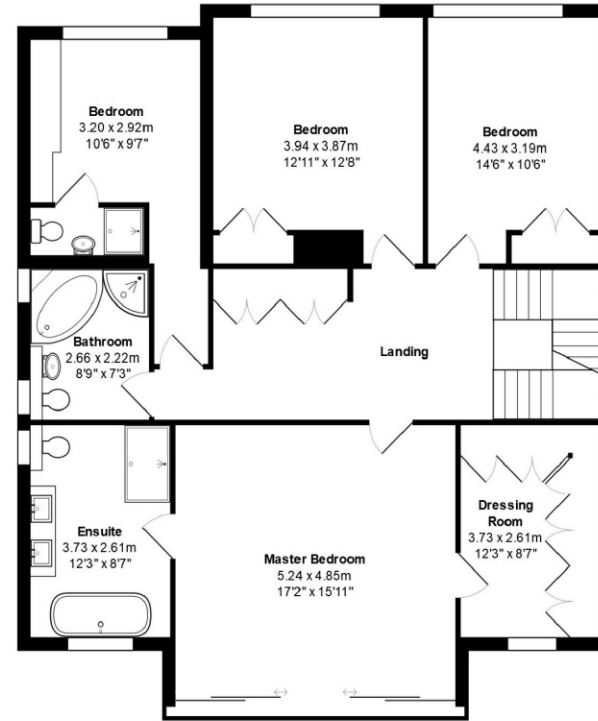




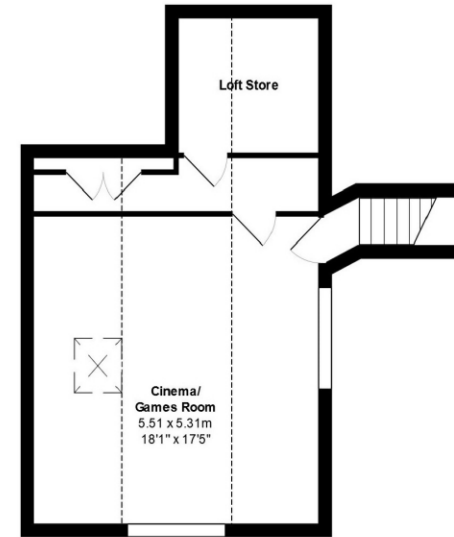
Local Authority: Barnet
 Council Tax band: G
 Tenure: Freehold



Ground Floor



First Floor



Second Floor

Total Area: 289.7 m² ... 3119 ft² (excluding garden, loft store)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		57	72
	EU Directive 2002/91/EC		

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