



Galley Lane  
Arkley, EN5 4AL



➤ £2,250,000

Situated in this sought after location, a wonderful 6 bedroom detached family home which was built by the current vendors in 1991. The well-maintained interior is bright and inviting, creating a homely atmosphere throughout. With a total of 3,614 sq ft of living space, this residence provides plenty of room for both relaxation and entertaining guests.

This fabulous property offers well planned accommodation, comprising a stunning galleried entrance hall, a generous living room with fireplace and 2 sets of French doors giving access to the rear garden and glass doors to a connecting dining room, a cosy tv room, a large fully fitted kitchen/breakfast room, a separate utility room with access to the integral garage and a guest w.c.

On the first floor there is a large principal bedroom suite complete with an en suite bathroom and a dressing room, a second double bedroom with en suite shower room, 3 further good size bedrooms and a large family bathroom. On the top floor there is an expansive loft room/bedroom 6 with ample eaves storage.

Externally there is beautifully maintained south west facing rear garden of approximately 150ft with a large sun terrace, ideal for entertaining and al fresco dining. The pretty frontage provides off street parking for several vehicles, along with access to the garage and a lawned area.

Enjoying a semi-rural location yet located on the fringes of Barnet which provides a good range of shopping facilities including the Spires shopping centre and an excellent selection of restaurants. The area has renowned schooling both state and private including Haberdashers' Aske's, Belmont/Mill Hill School, QE Boys and QE Girls. High Barnet tube station (Northern Line) is easily accessible and New Barnet mainline station is the nearest over ground station. The M25, A1 and M1 are within a short drive. Central London is approximately 10 miles away and Brent Cross shopping centre approximately 5 miles away.









































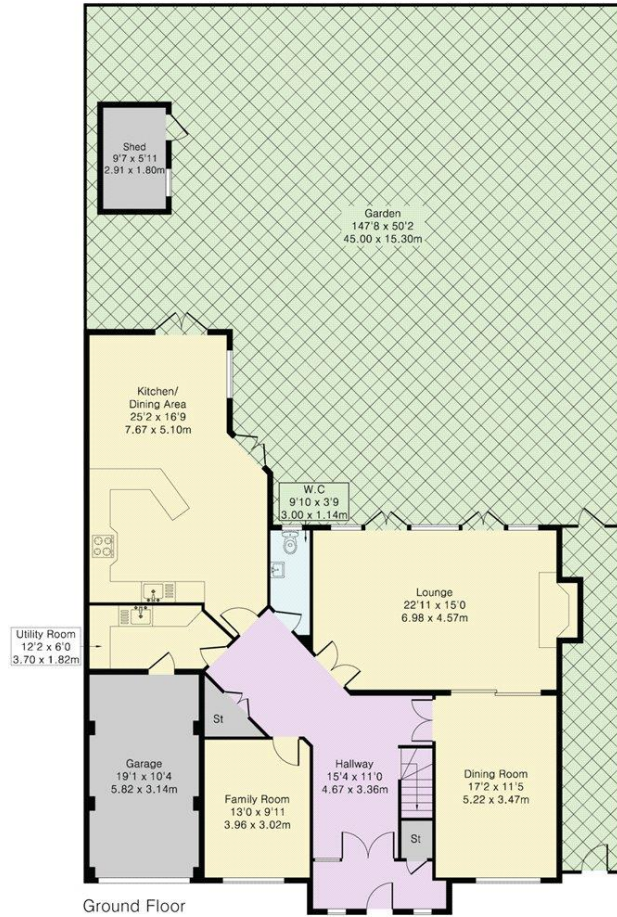
**Approximate Gross Internal Area 3614 sq ft - 335 sq m**

Ground Floor Area 1745 sq ft – 162 sq m

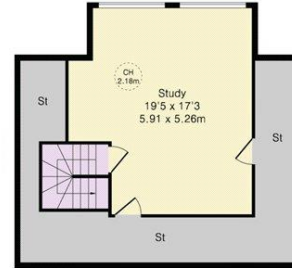
First Floor Area 1477 sq ft – 137 sq m

Second Floor Area 336 sq ft – 31 sq m

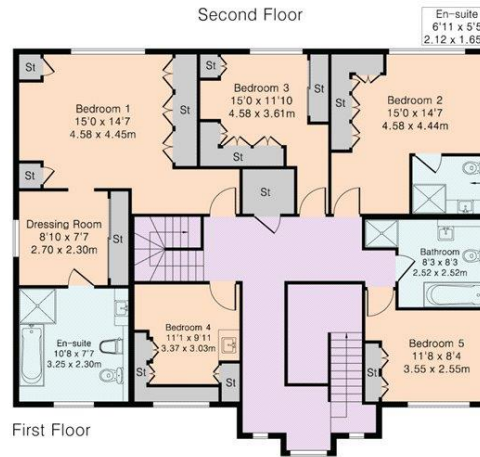
Outbuilding Area 56 sq ft – 5 sq m



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		

Local Authority: Barnet

Council Tax Band: G

Tenure: Freehold



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**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.

