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Raebarn Gardens
Arkley

Raebarn Gardens, Arkley, EN5 5DB



A rare opportunity to acquire this stunning 6 double bedroom detached home offering in excess of 4,000 sq ft of high specification accommodation arranged over four levels. Comprising a welcoming entrance hall, front reception room/bedroom 5, a study, a stunning reception room with feature fireplace and 2 sets of doors to the rear garden, a large kitchen/breakfast room with integrated appliances, a study, a utility room with access to the garage and a ground floor bathroom with sauna/wet room. Stairs from the hallway lead down to the lower ground floor where is an exceptional cinema room.

To the first floor there is a generous principal bedroom complete with en suite bathroom and french doors, a second double en suite shower room with french doors, 2 further double bedrooms and a modern family bathroom. On the top floor there is a luxurious bedroom suite complete with dressing area, and en suite bathroom.

Externally there is a well maintained rear garden of approx 127' in length with an extensive decked area with steps down to main garden which is laid to lawn with mature shrub borders and pathway leading to the fully airconditioned detached guest house with its own kitchen, living area and a separate bedroom with shower room.

Further benefits include an energy efficient heating system including underfloor heating on the ground floor, solar panels, 360'CCTV system and front and rear gardens have a fully computerised irrigation system.

























Approximate Gross Internal Area
 398.6 sq m / 4290.49 sq ft
 (Includes Garage & Excludes Restricted Head Height)
 Garage Area 12.44 sq m / 133.90 sq ft

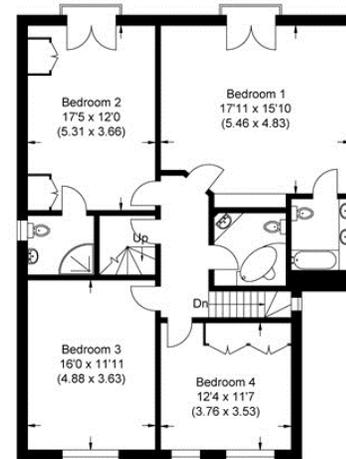


Local Authority: Barnet
 Council Tax Band: F
 Tenure: Freehold

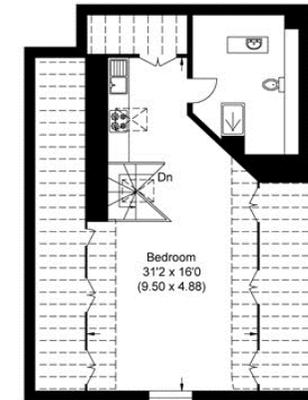


Lower Ground Floor

Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale.

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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