



Semmering

Barnet Road, Arkley, EN5 3HB





## **Semmering, Barnet Road,** **Arkley, EN5 3HB**

Traditionally built detached residence with a contemporary feel and wonderful countryside views towards Totteridge with an adjacent annexe that can form part of the original home, and a delightful south facing landscaped garden complete with tennis court.

This property has ample scope to extend and to develop further, subject to planning permission.

This secluded and private home is approached via a deep drive with an enclosed porch which opens onto a stunning vaulted reception hall entrance with a feature staircase from which all rooms lead and include the guest cloakroom, reception room, study, gymnasium, storage room and a well fitted kitchen/breakfast room, and utility room. There is also access through to the adjacent annexe and the garage.

To the first floor there is a landing with a gallery overlooking the reception hall. Double doors lead onto the master bedroom suite which has a terrace overlooking the garden, an en suite dressing room and a large en suite bathroom. There are two other bedrooms on this floor plus an en suite shower, family bathroom and a large storage room.

The top floor comprises of a large bedroom with a walk in wardrobe and a storage room. Externally there is a delightful landscaped complete with a Tennis court and a raised sun soaked terrace, a large deep drive with ample off street parking.

Local authority: Barnet  
Council tax band: G  
Tenure: Freehold

























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Approximate Area = 4647 sq ft / 431.7 sq m (excludes void)

Limited Use Area(s) = 169 sq ft / 15.7 sq m

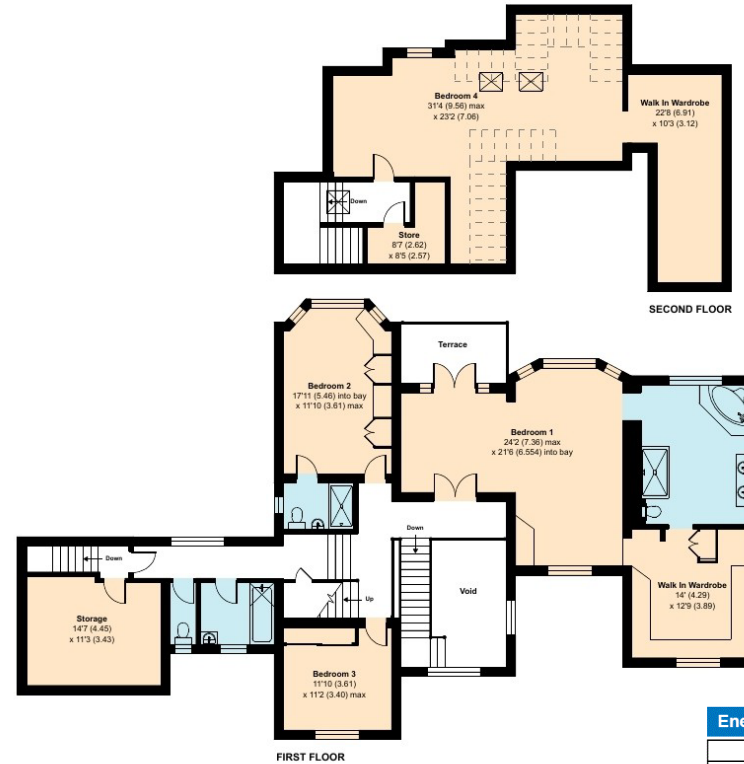
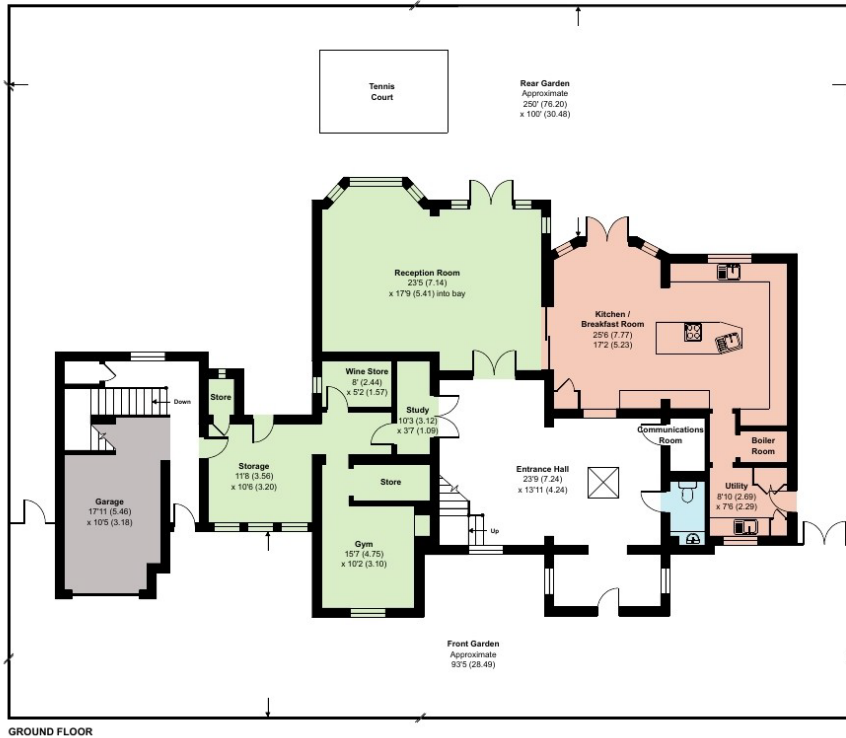
Garage = 185 sq ft / 17.1 sq m

Total = 5001 sq ft / 464.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Statons. REF: 981047



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	73
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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