

Folitsa House, 2 Lynford Close Arkley, EN5 3HQ OIEO £2,100,000

Nestled within a quiet and sought-after gated close, this fabulous, well presented detached residence presents a rare opportunity for a discerning buyer. Boasting 5 generously-sized bedrooms, a large loft room/bedroom 6, 4 reception rooms and 3 bathrooms, this property exudes an inviting and homely atmosphere. The well-maintained interiors offer ample living space, ideal for both relaxing and entertaining. The property features a delightful wrap around garden, perfect for enjoying outdoor activities or simply unwinding in the fresh air. Additionally, a conservatory provides a tranguil space to enjoy the surrounding natural beauty. For those with multiple vehicles or in need of extra storage space, a double garage and large driveway are convenient and practical features. This secluded residence offers a perfect blend of privacy and convenience, making it an ideal choice for those seeking a peaceful yet well-connected lifestyle.

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. Lynford Close 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.











































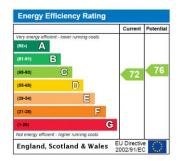






Local Authority: Barnet Council Tax band: H Tenure: Freehold

Approximate Area = 3276 sq ft / 304.3 sq m Limited Use Area(s) = 417 sq ft / 38.7 sq m Garage = 420 sq ft / 39.1 sq m Shed = 50 sq ft / 4.6 sq mTotal = 4163 sq ft / 386.7 sq m For identification only - Not to scale Garden Approximate 79'10 (24.10) x 62'6 (19.08) Bedroon 12'3 (3.73) Bedroom 3 Bedroom 2 15'11 (4.85) 12'10 (3.91) max (8'2 (2.49) m Reception Room 23'7 (7.19) x 16' (4.88) into bay Dining Room 2'11 (3.94) ma 16'1 (4.90) into bay (11'8 (3.56) x 12'11 (3.94) Games Room 32'6 (9.91) x 18'2 (5.54) Entrance Hall Landing 17'1 (5.21) x 9'11 (3.02) Hall Study 11'5 (3.48) x 9'11 (3.02) Conservat • 17'7 (5.36) x 10'11 (3.33) X Stor Eaves Storage 13'6 (4.11) x 8'4 (2.54) Kitcher 15'11 (4.85) x 9'7 (2.92) Bedroom 5 12'2 (3.71) max x 9'9 (2.97) max SECOND FLOOR C Sitting Room 14'2 (4.32) x 13' (3.96) E. Shed 8'1 (2.46) x 6'2 (1.88) Front Drive Approximate 67'5 (20.57) x 60'6 (18.47) Bedroom 1 35'1 (10.70) max x 17'2 (5.23) max Double Garage 20'11 (6.38) x 20'2 (6.15) Denotes restricted head height GROUND FLOOR FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2024. Produced for Statons. REF: 1136693

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.

Lynford Close, Barnet, EN5



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