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**Rowley Lane**  
**Arkley**





# Low Ridge, Rowley Lane Arkley, EN5 3HS £2,750,000

Nestled in a secluded setting, this charming detached bungalow boasts six spacious bedrooms, making it an ideal family home. The property exudes a homely atmosphere and offers a private retreat set in gated grounds of approx. 1.25 acres. Externally, the property features extensive grounds, perfect for relaxing or entertaining guests. Additionally, there is ample off-street parking, a double garage, outbuildings for extra storage and a disused natural pool and a tennis court.

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.















































































**Approximate Garden Area 66134.49 sq ft = 1.51 Acres**

Approximate Gross Internal Area 5077 sq ft – 471 sq m

Ground Floor Area 3659 sq ft – 340 sq m

Outbuilding Area 974 sq ft – 90 sq m

Garage Area 444 sq ft – 41 sq m



Ground Floor



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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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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