



# Sitwell House

Hayden Close, Barnet, EN5 3LT



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Constructed by award-winning Andrews & Dickens Ltd, Arkley Rise is set within professionally landscaped gardens occupying a large tranquil site, one of the last remaining in Arkley.

This architecturally designed luxury family home with detached double garage, ample additional parking and front and rear private garden areas, includes high end state-of-the-art technology and internal specification. Access is via an automated gate within a private road and over half an acre of grounds.

Planning permission has been granted for a single storey extension to the existing double garage to create a home office.

<https://publicaccess.barnet.gov.uk/online-applications/applicationDetails.do?keyVal=RQGR5OJIHTA00&activeTab=summary>

Arkley Rise is located on the fringes of Barnet and Mill Hill which provide 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, Belmont, Mill Hill School, QE Boys and QE Girls. High Barnet tube station (Northern Line) is within 2 miles and Mill Hill Broadway mainline station is approximately 3 miles away. The M25, A1 and M1 are also easily accessible. Central London is just 13 miles from Arkley Rise and Brent Cross Shopping Centre under 8 miles away.





























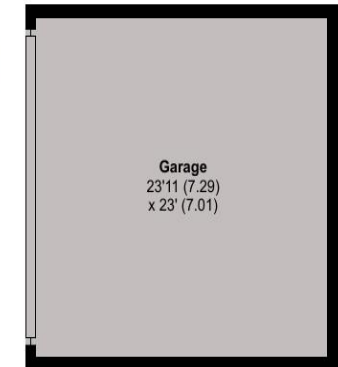
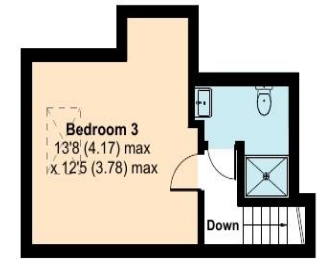
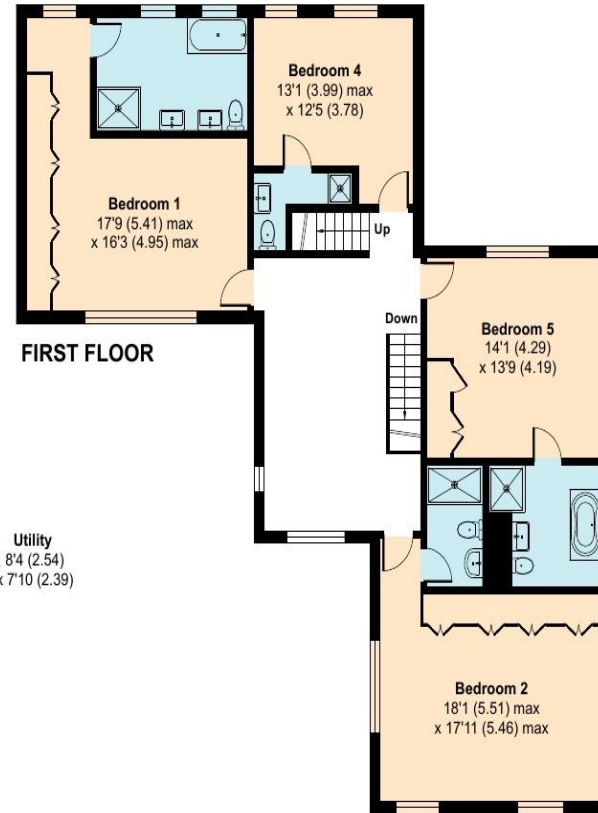
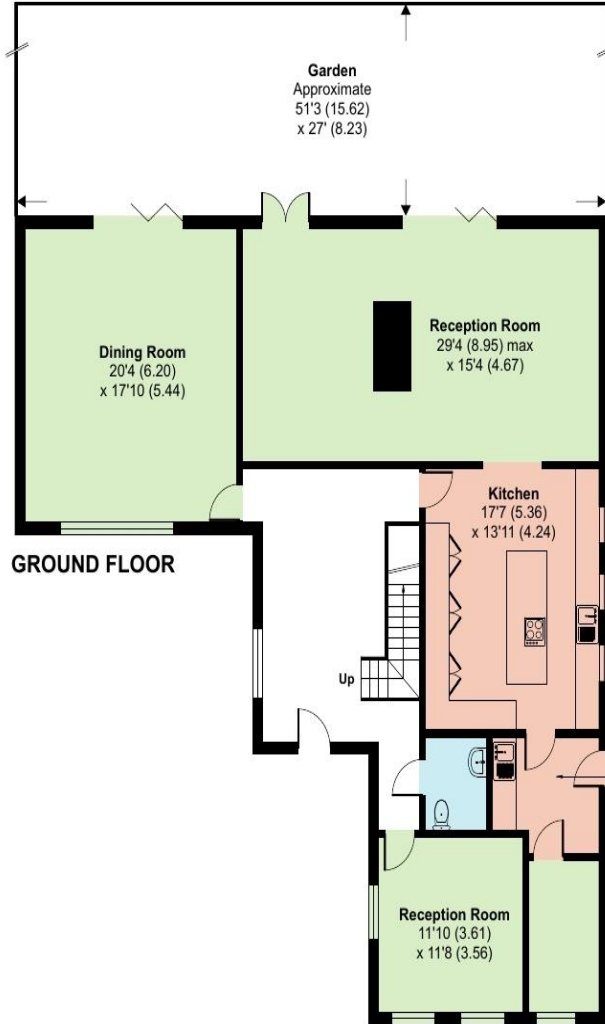
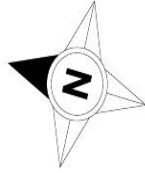
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Approximate Area = 3362 sq ft / 312.3 sq m

Garage = 549 sq ft / 51 sq m

Total = 3911 sq ft / 363.3 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	86	86
(81-91)	B		
(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	



**Local Authority:**  
London Borough of Barnet  
**Council Tax Band: G**  
**FREEHOLD**



**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.



