



Bentley Place
Bentley Heath, EN5 4BF



A stunning five-bedroom detached family home, offering spacious and versatile living across three beautifully designed floors. The property has been thoughtfully extended by the present vendors and is located in a desirable cul de sac. Making it perfect for those seeking a blend of modern comfort and convenience.

The welcoming entrance hallway leads to a generous lounge, ideal for relaxing and entertaining. A bright conservatory extends the living space, offering a peaceful retreat with views of the garden. The open-plan kitchen and dining area is the heart of the home, designed for both everyday family life and hosting guests, with direct access to the outdoor space. Additional features on this floor include a guest W.C, utility room and an integral garage, providing extra storage and practicality.

The first floor offers four well-proportioned bedrooms, ensuring ample space for family members or guests. The main bedroom benefits from a private en-suite and a walk in wardrobe. The second bedroom also has an en suite shower room, while the additional bedrooms are serviced by a modern family bathroom. The layout provides flexibility for home offices, guest rooms, or children's bedrooms, catering to a variety of needs.

The top floor is dedicated to a luxurious master suite, featuring a spacious bedroom, a stylish en-suite, and a large dressing room. This private sanctuary offers an abundance of space and comfort, creating the perfect retreat at the end of the day.

The well-maintained garden provides the ideal setting for outdoor dining, entertaining, or simply enjoying the fresh air. A separate shed offers additional storage options, enhancing practicality.

Bentley Place is conveniently located in the rural and extremely sought-after location of Bentley Heath, which is set in between the towns of Barnet and Potters Bar. Fast and frequent trains leave Potters Bar station reaching London Kings Cross in about 24 minutes and Moorgate in about 35 minutes. There is a wide selection of both private and state schools in the area. Local leisure, recreational and shopping amenities of both Potters Bar and Barnet town centres are nearby with further shopping facilities at St. Albans, Hatfield and Brent Cross within easy reach. Communications are excellent by both road and rail.









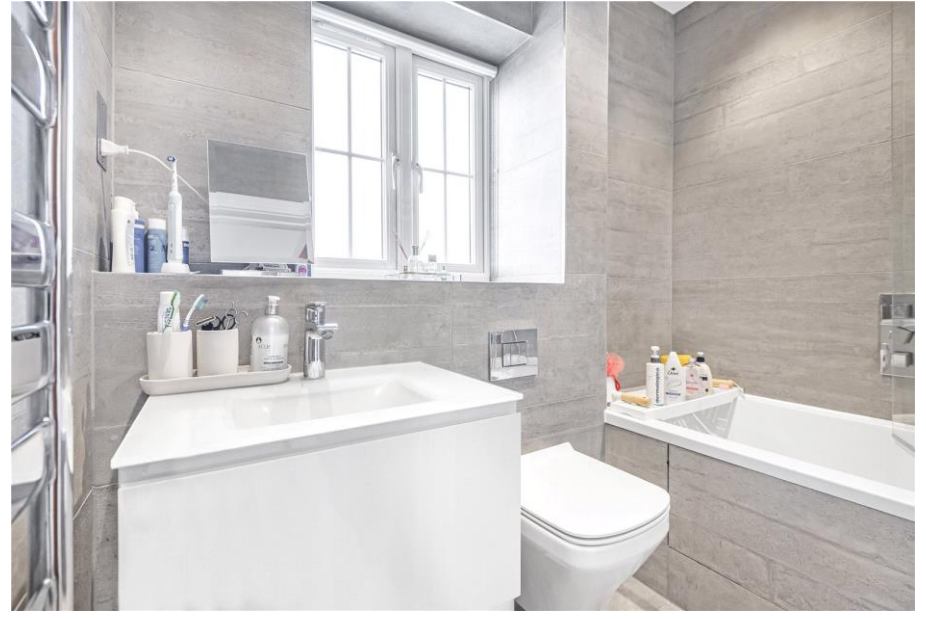




















Approximate Gross Internal Area 2453 sq ft - 228 sq m

Ground Floor Area 1141 sq ft – 106 sq m

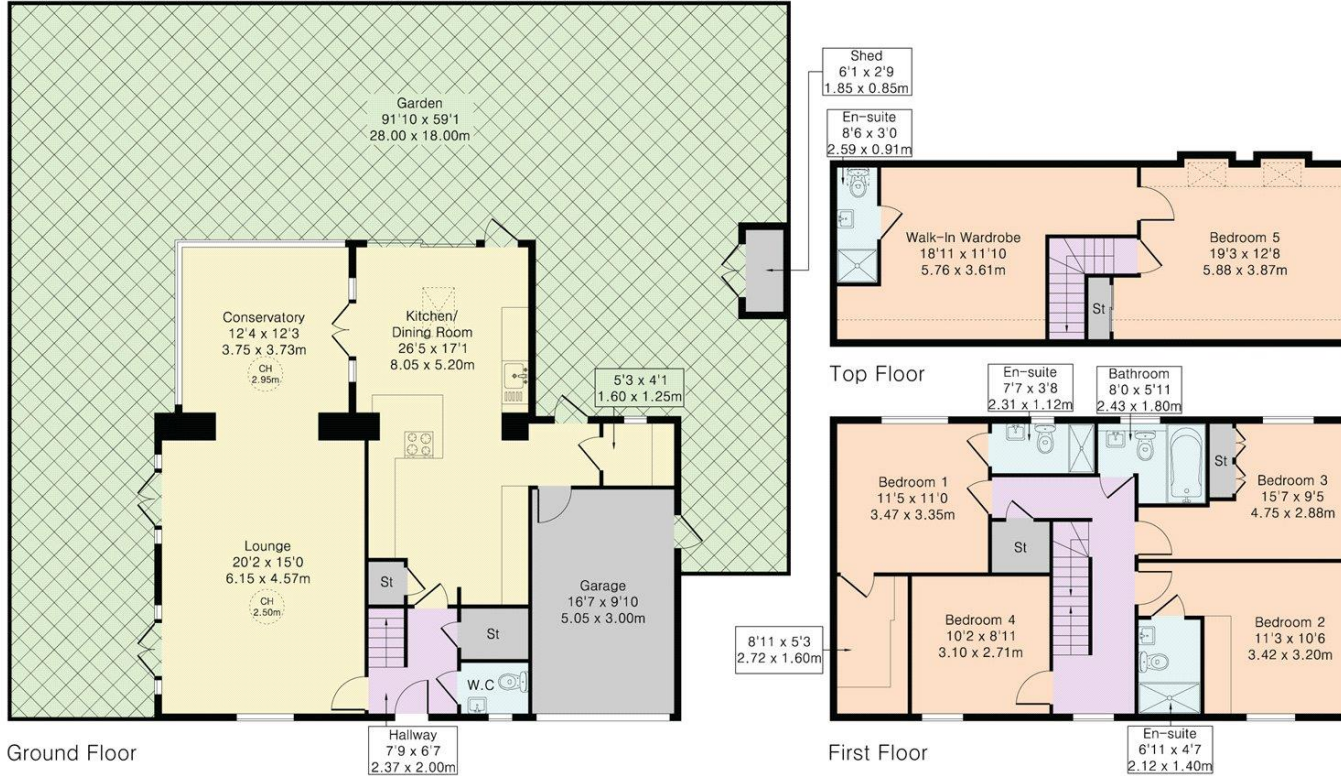
First Floor Area 810 sq ft – 75 sq m

Top Floor Area 485 sq ft – 45 sq m

Outbuilding Area 17 sq ft – 2 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	86
England, Scotland & Wales		EU Directive 2002/91/EC	



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: Hertsmere
Council Tax Band: G
Tenure: Freehold

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