



East Lodge
Trotters Bottom, EN5 4RD



East Lodge

A RARE OPPORTUNITY TO ACQUIRE THIS FABULOUS HOME ADJOINING A 17TH CENTURY LISTED GATEKEEPERS LODGE



The gateway structure includes what many believe to be a triumphal arch from 1660 erected by General Monck to celebrate the return of Charles II to London and the restoration of the monarchy.

Location



East Lodge, located in the heart of Trotters Bottom, EN5 4RD, is a distinguished 3 bedroom property that exudes timeless elegance and charm. This striking residence offers an exceptional opportunity to own a piece of Barnet's rich architectural heritage, blending classic design with modern comforts.

The property stands as a perfect example of a traditional suburban home, surrounded by beautifully landscaped gardens and outbuildings that create a sense of privacy and seclusion. Its classic brick facade and spacious interiors are complemented by high ceilings, large windows that flood the rooms with natural light, and original features that speak to its history.

East Lodge is set in a quiet, leafy corner of Trotters Bottom, offering a serene environment that's ideal for families or anyone seeking a peaceful lifestyle with easy access to the hustle and bustle of central London. The location provides the perfect blend of countryside tranquillity and city convenience, with excellent transport links just a short drive away.

Beyond its inviting exterior, East Lodge is within easy reach of local amenities, including well-regarded schools, cafes, and shops. The property's surroundings are perfect for those who enjoy outdoor activities, with nearby parks offering space for walking, cycling, and recreational enjoyment.

For those seeking a blend of classic charm and modern living in an idyllic location, East Lodge is an exceptional choice. It offers a refined lifestyle within a welcoming community, making it an ideal place to call home in Barnet's picturesque Trotters Bottom.

ACCOMODATION SUMMARY

- * Stunning Dual Aspect Reception/Dining Room
- * Beautiful Bespoke Kitchen
- * Triple Aspect Breakfast Room
- * Large Utility Room
- * Snug
- * Principal Bedroom With Luxurious En Suite Bathroom
- * Two Further Double Bedrooms
- * Contemporary Family Bathroom
- * Various Outbuildings Providing Guest Accommodation And Versatile Space























GATEKEEPERS LODGE



OUTBUILDINGS



Chef-Style Kitchen



Guest Accommodation



Multi-Use Studio





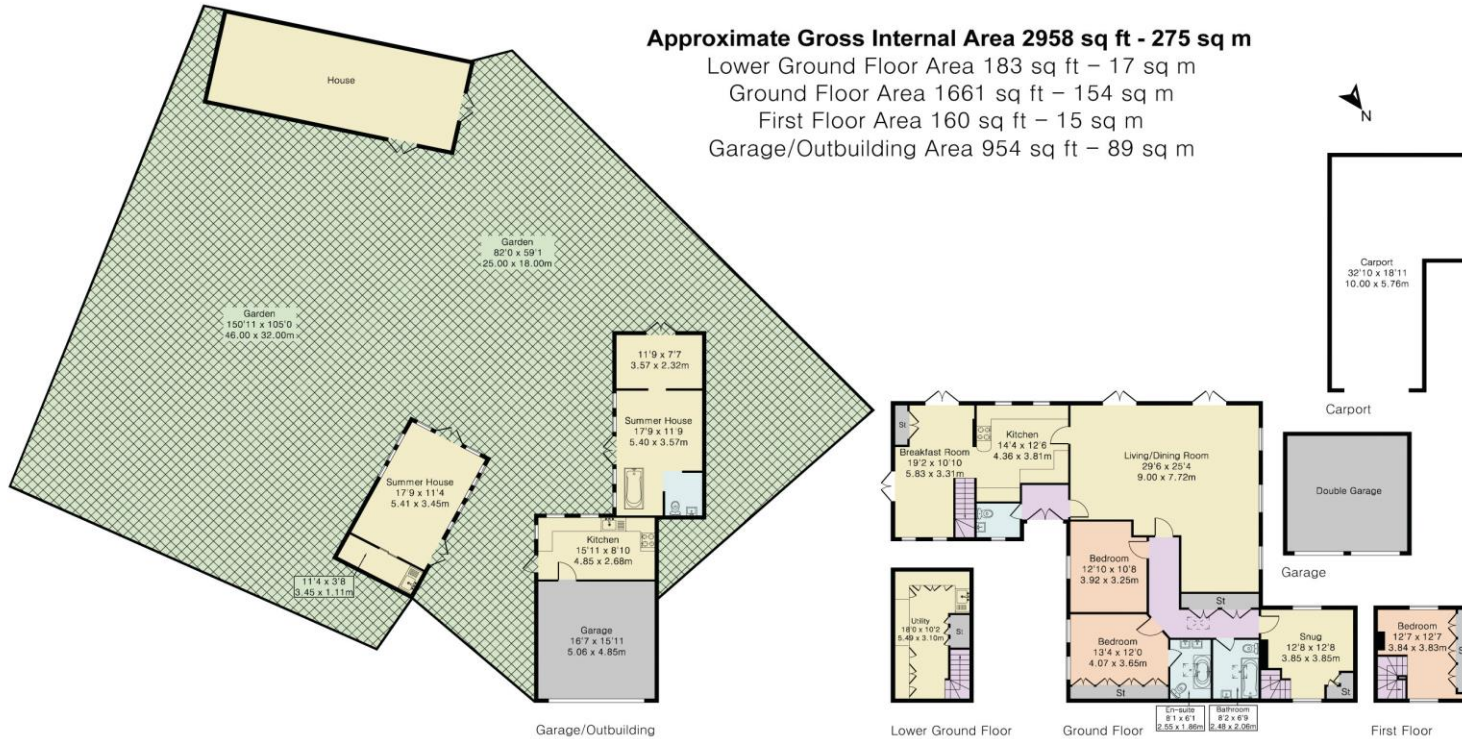
GARAGING & PARKING



Local Authority: Hertsmere
 Council Tax Band: E
 Tenure: Leasehold

Approximate Gross Internal Area 2958 sq ft - 275 sq m

Lower Ground Floor Area 183 sq ft - 17 sq m
 Ground Floor Area 1661 sq ft - 154 sq m
 First Floor Area 160 sq ft - 15 sq m
 Garage/Outbuilding Area 954 sq ft - 89 sq m



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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