

Garden Close

Arkley, EN5



5
BEDROOMS



4
RECEPTION
ROOMS



KITCHEN
DINER



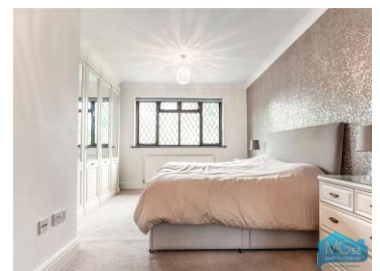
DRIVEWAY
AND
GARAGE



GARDEN



2 BATHROOMS
(MASTER WITH
EN SUITE)



A five bedroom, two bathroom detached family home offering versatile living space located on a cul-de-sac road in Arkley with off street parking and a garage.

Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809. Registered Office: 197 Ballards Lane, London N3 1LP

Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, G.Tsuman MARLA, S.M. Gerrard MA MRICS FICBA



Garden Close, Arkley, EN5

- Utility Room
- Close to Barnet Hospital
- Downstairs WC
- Near to local bus routes
- In catchment for schools
- Close to 'The Spires' shopping centre

THE OWNERS LOVE

"We love the bright and spacious feel of our home"

"The large rooms are great for entertaining family and friends"

"We all love the views of the garden as it extends around the house"

WE'VE NOTICED

The central heating was last serviced this year.

The A1, M1 and M25 roads are easily accessible from the property providing you with easy access to most major airports and central London is approximately thirty minutes' drive from the property.



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2388 SQ. FT. (222.0 SQ. M.)
(See measurements and approximations. Not to scale. Measurements for information only. Not for valuation.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

OIEO £1,300,000 Freehold