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A Reputation To Rely Upon

Barnet Gate Lane, Arkley, London EN5 2AB

£750,000

- Three Double Bedrooms
- Chain Free
- Garage & Driveway
- Two Bath / Shower Rooms
- 2 Minute Drive to Morrisons
- Two Large Reception Rooms
- Sunny Aspect Garden
- Good Size Kitchen
- Great Location
- Potential to Extend (stpp)

32 Barnet Gate Lane, Arkley, London EN5 2AB

A rarely available three double bedroom, two bath / shower room semi detached bungalow that is situated opposite rolling fields in the heart of Arkley, offered with high ceilings, good size bedrooms, driveway & a garage that has potential to convert (subject to planning). The property is located just a 5 minute drive from both High Barnet & Borehamwood, just a two minute drive from Morrisons supermarket and is offered with a good size living room, large conservatory, en suite shower room and a great size sunny aspect rear garden. Chain free.

Entrance Hall

Hardwood partly frosted glazed entrance door, carpeted flooring, aluminium double glazed frosted windows to the front, sockets, large storage cupboard, CH radiator, telephone point, doors leading to

Bedroom 1

14'4 x 11'2 (4.37m x 3.40m)

Carpeted flooring, fitted wardrobes spanning one wall, aluminium double glazed leaded light windows to the front, CH radiator, sockets.

Bedroom 2

12'8 x 11'9 (3.86m x 3.58m)

Carpeted flooring, aluminium double glazed leaded light bay window to the front, two CH radiators, sockets, door through to

Garage

Up and over door, lighting, UPVC frosted double glazed window to the rear, sockets.

Bedroom 3

11' x 9' (3.35m x 2.74m)

Carpeted flooring, sockets, CH radiator, timber framed velux window, door through to

En-Suite Shower Room

Aluminium frosted double glazed window to the rear, CH radiator, low flush WC, wash hand basin with mixer tap, fully tiled and enclosed shower cubicle.

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Family Bathroom

Lino flooring, fully tiled walls, aluminium double glazed frosted window to the side, deep panel bath with mixer tap with wall mounted shower, low flush WC, CH radiator, wash hand basin with mixer tap.

Lounge/Dining Room

17'7 x 14'6 (5.36m x 4.42m)

Double entrance doors, two CH radiators, sockets, lighting, wall mounted feature lighting, door through to kitchen, aluminium patio doors leading to

Conservatory

22'5 x 10' (6.83m x 3.05m)

Wall mounted lighting, sockets, CH radiator, aluminium double glazed floor to ceiling windows to three sides, aluminium sliding doors leading to rear garden.

Kitchen

11'6 x 8'7 (3.51m x 2.62m)

Tiled flooring, fully tiled walls, UPVC double glazed aluminium window and door to the rear, range of fitted units both wall mounted and base, ample work surface area, integrated electric oven, four ring electric hob, extractor, sockets, space for washing machine, space for tumble dryer, space for fridge/freezer.

Rear Garden

Laid to lawn, two timber built sheds, patio area, mature garden with surrounding shrubbery and borders.

Front Garden

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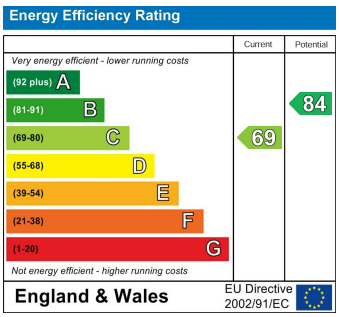
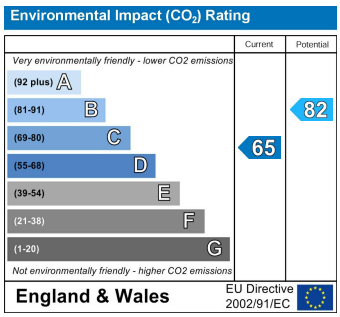
Driveway giving parking for four vehicles

Ground Floor

Approx. 117.7 sq. metres (1267.2 sq. feet)

Total area: approx. 117.7 sq. metres (1267.2 sq. feet)





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