



Rockways, Arkley, EN5 3JJ
£1,550,000



REAL ESTATES

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NEW TO THE MARKET and viewing highly recommend of this rarely available 6 bedroom detached home measuring approx 3473 sq ft.

The property is situated in the heart of Arkley in a desirable cul de sac comprising, spacious entrance hall, 2 reception rooms, snooker room/reception, kitchen/breakfast room, utility room conservatory, study, guest cloakroom/wc, lift directly into spacious master bedroom suite, plus a further five bedrooms and family bathroom.

Externally there is a driveway providing off street parking for 2/3 cars, a garage and rear landscaped garden with spectacular views overlooking stunning countryside.

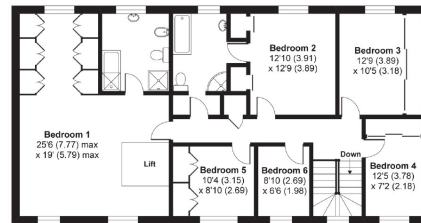
Viewing to be arranged via OWNER'S SOLE AGENT REAL ESTATES - 0208 445 3132



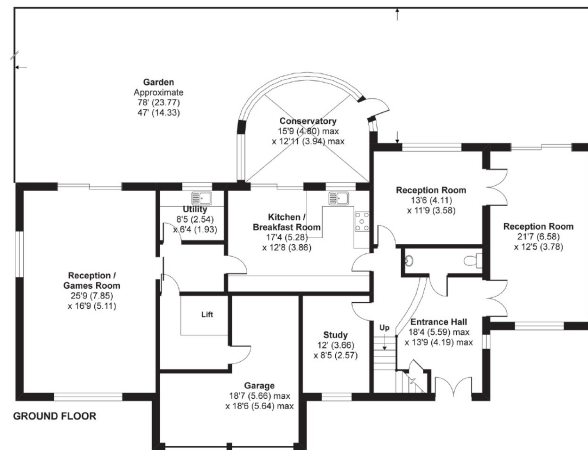


Rockways, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 3473 SQ FT 322.6 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR

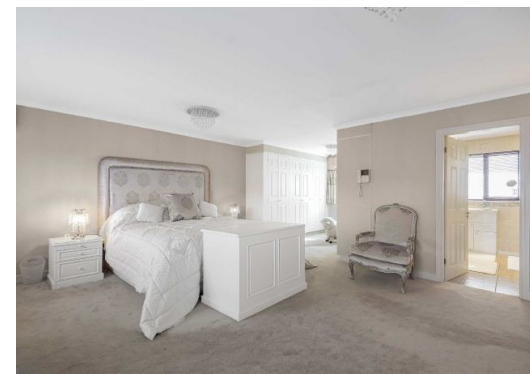


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	87	A	69
B		B	
C	68	C	60
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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