



Hazel Mead, Arkley, EN5 3LP  
£1,650,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

Real Estates are delighted to offer for sale this 4 bedroom detached family home with the benefit of planning permission to extend to side.

The home is ideal for both family living and entertaining, offering a luxury, contemporary kitchen with bi-fold doors leading to a superb terrace overlooking a secluded landscaped garden with heated swimming pool. The main reception room has a feature vaulted ceiling, real working fireplace and bi-fold doors to the terrace.

The master bedroom has an outstanding en suite and dressing room, and bedrooms 2 and 3 are fitted with walk-in wardrobes. Externally, there is a large double garage with electric up and over door and driveway for at least 3 further cars.

Hazel Mead is surrounded by open countryside and mature woodland. Amenities at Barnet High Street, transport facilities including Totteridge & Whetstone, Mill Hill and Barnet (all Northern line) and New Barnet (mainline) are within easy access.

Permission has been granted for double storey extensions to both sides of the property plus front ground floor extension linking garage Planning permissions available upon request. Sole agent.



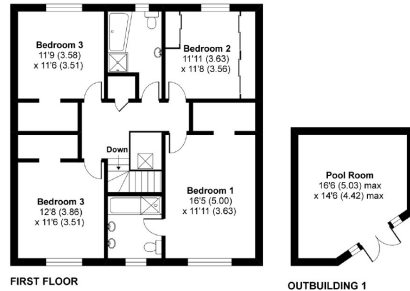




### Hazel Mead, Barnet, EN5

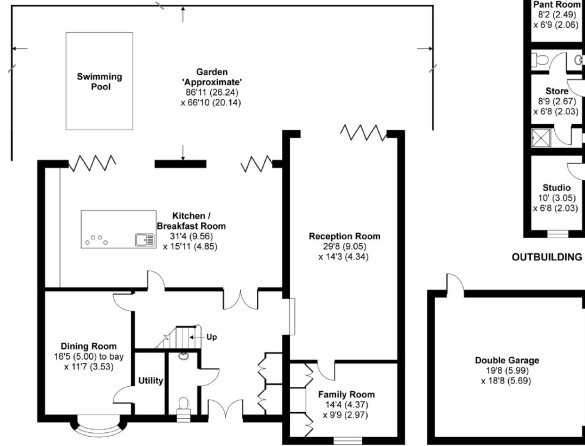
Approximate Area = 3073 sq ft / 285.4 sq m (includes garage)  
Outbuildings = 435 sq ft / 40.4 sq m  
Total = 3508 sq ft / 325.8 sq m

For identification only - Not to scale



FIRST FLOOR

OUTBUILDING 1



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Richcom 2022. Produced for Real Estates. REF: 614361

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	62	77		52	70

England & Wales EU Directive 2002/91/EC



Totteridge office: 74 Totteridge Lane, Totteridge, London N20 8QG

e : totteridge@realestates-wsp.co.uk

t : 020 8445 3132

f : 020 8445 4492

w : www.realestates-wsp.co.uk



# REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings