



Dancers Lane, Barnet, EN5 4RY  
£2,850,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est.1981

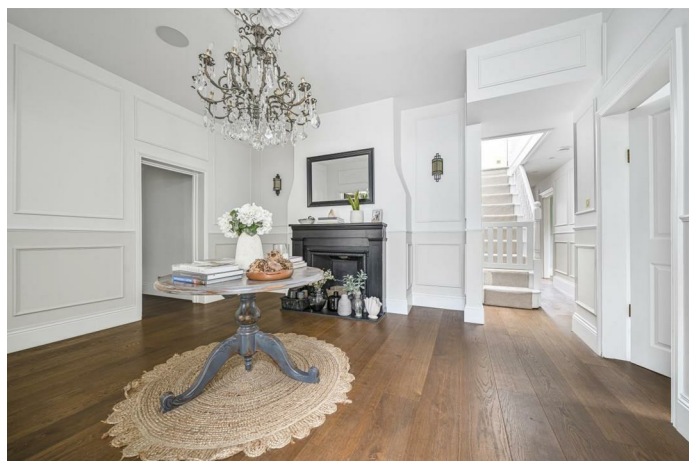
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An opportunity to acquire this imposing, period detached residence set in grounds of approx 3/4 of an acre, having been completely renovated to a high specification including many restored original features.

Approached via a gated driveway with parking for up to 6 cars, this stunning home is conveniently located in Bentley Heath, set between Barnet and Potters Bar. Fast and frequent trains leave Potters Bar station to London Kings Cross approx 24 mins and Moorgate approx 35 mins. There is a wide selection of both private and state schools. Local leisure, recreational and shopping amenities of both Potters Bar and Barnet town centres are nearby.

Features include well landscaped grounds, a spacious gym of approx 800 ft which could be utilised as a possible cinema room, games room, studio or home office.

Viewing is highly recommended to appreciate this stunning home.





Approximate Gross Internal Area 4726 sq ft – 438 sq m  
 Ground Floor Area 2316 sq ft – 215 sq m  
 First Floor Area 1620 sq ft – 150 sq m  
 Outbuilding Area 790 sq ft – 73 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	77	84
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive



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 practice. 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.



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