



Kates Close, Arkley, EN5 3NB

£1,595,000 Freehold

Council Tax Band G

**REAL ESTATES**  
Est.1981

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A beautifully presented detached family home, thoughtfully extended and refurbished to a high standard by the current owners and set behind electric gated entrance.

Located in the heart of Arkley, the bright and spacious accommodation comprises entrance lobby which opens into a large hall, study, tv room, living room with doors onto well maintained rear garden, a stunning open plan high spec kitchen with central island and generous dining area, separate utility room and guest cloakroom. The 1st floor provides a wonderful principal bedroom with a contemporary ensuite shower room, 2 further double bedrooms and a family bathroom. The 2nd floor benefits from a well proportioned office and large eaves storage.

Externally there is ample parking plus garaging for 3 cars along with beautifully maintained side and rear gardens with large sun terrace and a summerhouse.

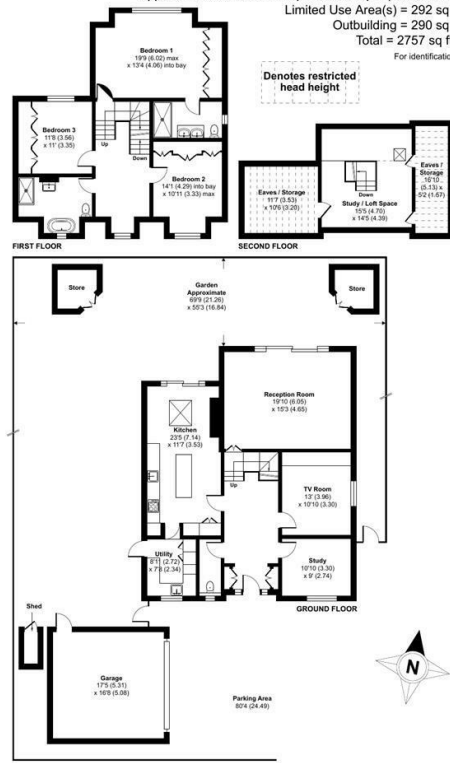
Note - The vendor previously had planning permission to create an additional 2 bedrooms, bathroom and living space. Please contact our Totteridge office for further information or to arrange a viewing.





## Kates Close, Barnet, EN5

Approximate Area = 2175 sq ft / 202.1 sq m (excludes stores & shed)  
 Limited Use Area(s) = 292 sq ft / 27.1 sq m  
 Outbuilding = 290 sq ft / 26.9 sq m  
 Total = 2757 sq ft / 256.1 sq m  
 For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2023. Produced for Real Estates. REF: 1049155

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	72	78
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
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

