

# Carrington Close, Arkley, EN5

£1,950,000 Freehold

4 Bedrooms | 4 Bathrooms | 5 Reception

**IVY GATE™**



## Summary:

Tudor Oaks is a prestigious detached residence set in a quiet private road in an exclusive gated development. It offers a host of original features whilst benefiting from four large bedrooms, all with en-suite, within a beautiful secluded setting with both patio and lawn areas to the rear. The spacious accommodation, comprising in excess of 3800 square feet, has been well maintained by the present owners, offering ideal family living and entertaining space. This property could offer further scope for expansion (STTP). The property comprises; entrance lobby with access to a good size study and a guest wc. The main hallway is entered via glass double doors and gives access to the dining room, a large double lounge with direct access to the gardens, a modern kitchen/diner with central island with ample storage and preparation space. There is the added benefit of a utility room which in turn provides access to the double garage. The kitchen also leads onto an additional family room with doors opening into the garden and a further door giving access to an impressive reception/ games room with garden access. The games room could also be converted to a separate annex as it has a wc attached and is already plumbed for a shower. The first floor comprises of 4 large double bedrooms, all with en-suites and fitted wardrobes, one of the bedrooms has a large balcony with views over the garden, the master bedroom has a separate dressing area and en-suite bathroom. The lovely garden is

**Gated Private Close**

**3830 sq.ft of total floor space**

**4 Large bedrooms, all en-suite**

**Expansion potential (STPP)**

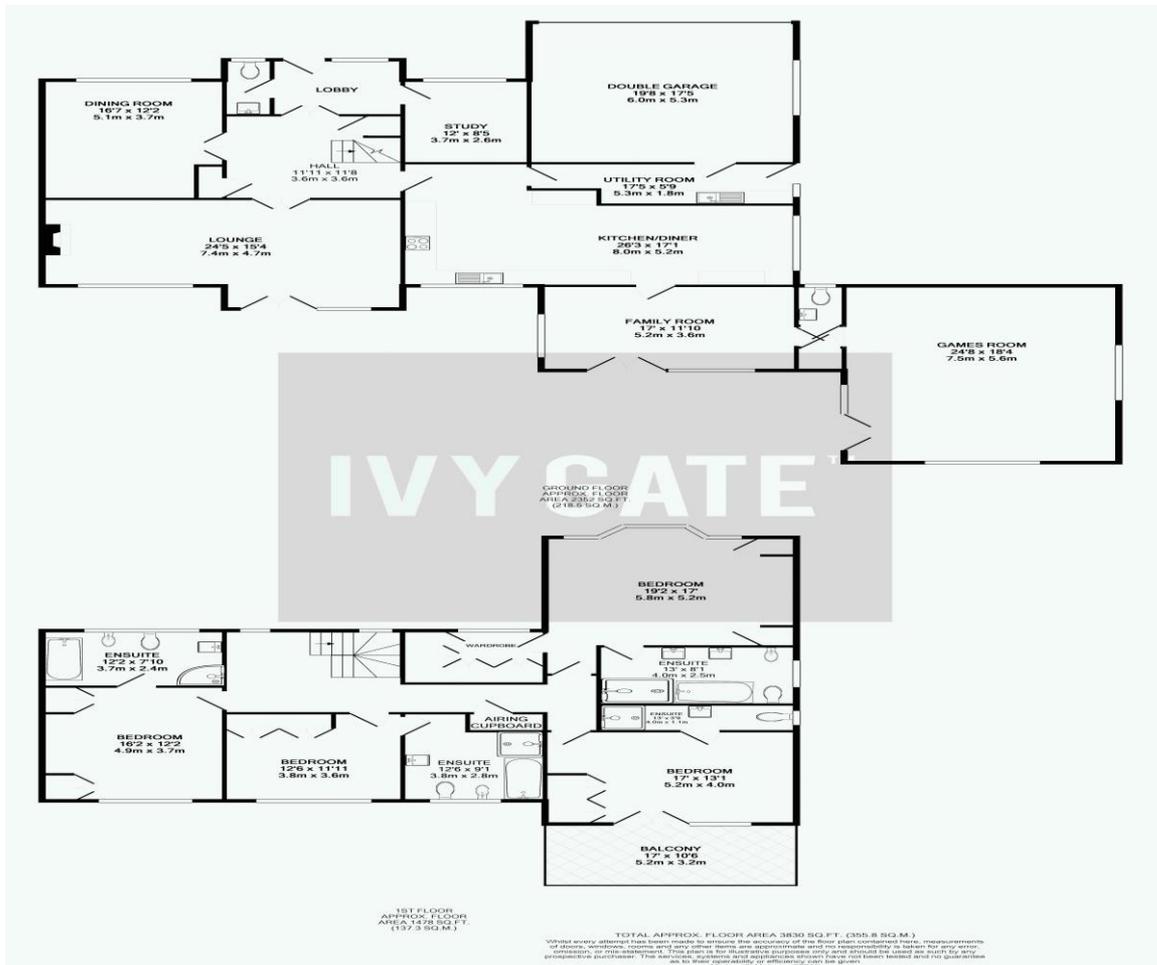
**Games room**

**Double Garage**

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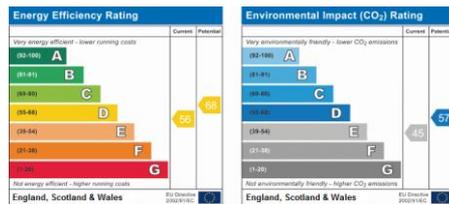


Tenure: Freehold

Council Tax: H

Local Authority: London Borough of Barnet

EPC Rating: D



## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.