



**Old Fold View, Arkley, Barnet, Hertfordshire, EN5**

**Offers in excess of: £875,000**

*Freehold*

# Old Fold View, Arkley, Barnet, Hertfordshire, EN5

This well-presented, extended detached bungalow is located in a peaceful residential cul-de-sac. It boasts an impressive open-plan kitchen and dining area, seamlessly connected to a bright reception room that opens onto a heated patio. The patio extends to a 100ft garden, offering breathtaking views of the surrounding open fields. Off-street parking for two cars ensures convenience, while the property strikes a perfect balance between functionality and aesthetics.

The bungalow also features three generously sized bedrooms, a luxurious shower room, and a garage that has the potential to be converted into additional living space (subject to planning permission).

The property is located approximately one mile from Barnet town centre with its array of shops, bars, restaurants, underground northern line station and The Spires shopping precinct housing Waitrose supermarket, H&M and its thriving Saturday food market and within four miles of the M25 motorway. A further number of local primary and secondary schools include Foulds & Christchurch primary, QE girls secondary and Barnet's new Ark Pioneer Academy.

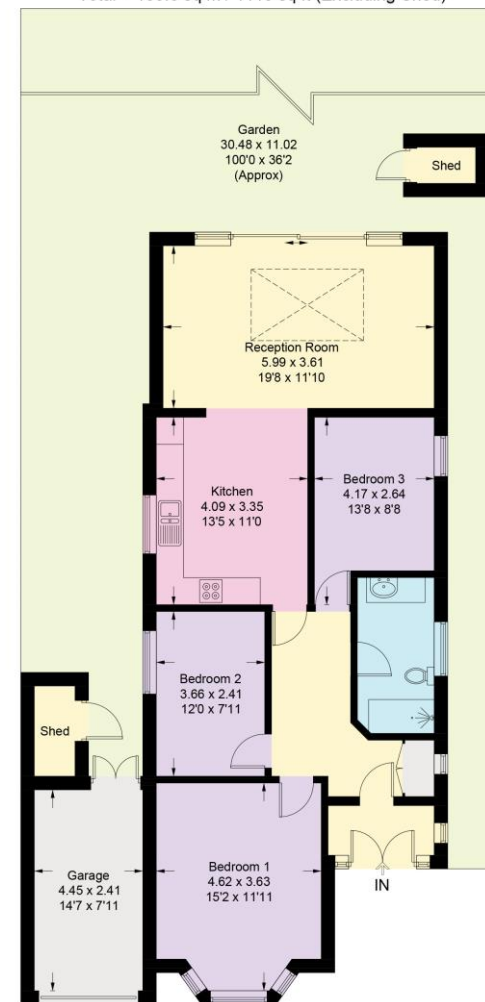
- **DETACHED BUNGALOW**
- **THREE BEDROOMS**
- **OPEN PLAN KITCHEN/DINING**
- **FAMILY BATHROOM**
- **HEATED PATIO**
- **LARGE GARDEN**
- **OFF STREET PARKING**
- **OPEN REAR VIEWS**
- **CHAIN FREE**
- **POTENTIAL TO EXTEND STPP**

## Address, Postcode

Approximate Gross Internal Area = 92.8 sq m / 999 sq ft

Garage = 10.8 sq m / 116 sq ft

Total = 103.6 sq m / 1115 sq ft (Excluding Shed)



Ground Floor

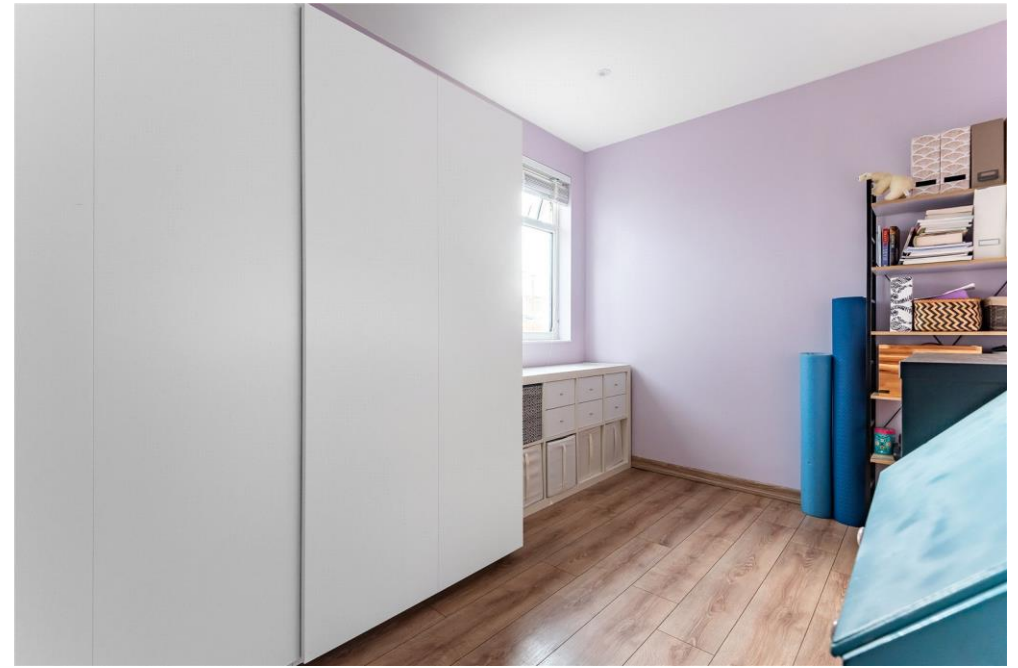
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID?????)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: **BRN130253**