



Bentley Place, Bentley Heath, Hertfordshire, EN5

Asking Price: £1,450,000

Freehold

Situated within an exclusive and secluded development in a highly sought after location, this substantial five-bedroom detached family residence offers generous and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall with guest cloakroom, a spacious dual aspect reception room flooded with natural light through full height windows and providing an ideal setting for both family living and entertaining. Adjacent to the reception room is a delightful conservatory overlooking the garden. The well appointed dual aspect kitchen/breakfast room offers an excellent space for modern day-to-day living, while a separate study provides the perfect home office.

The first floor features four well proportioned bedrooms, with one currently utilised as a dressing room with an extensive range of fitted wardrobes. The principal bedroom benefits from a private en-suite shower room, while a second bedroom enjoys its own en-suite facilities. The remaining bedrooms are served by a stylish family bathroom.

The second floor provides a further bedroom with access to a substantial loft room, offering excellent potential for conversion into an additional bedroom, subject to the necessary consents.

Externally, the property enjoys a particularly private position overlooking an attractive green and neighbouring countryside. The home benefits from a double garage with drive and beautifully maintained wrap around garden.

The property is well served by rail links from Potters Bar and Hadley Wood stations, with Barnet town centre and its Northern Line Underground station also within easy reach.

Nestled on the edge of the Green Belt countryside, the property enjoys a peaceful semi-rural setting whilst remaining conveniently close to a wealth of local amenities. The area is particularly well regarded for its excellent selection of both private and state schools, making it an ideal location for families. Residents also benefit from an array of traditional country pubs, restaurants, independent cafés, Gail's Bakery, and The Spires Shopping Centre in Barnet, home to Waitrose, H&M, Anytime Fitness, and the popular weekly Saturday food market.

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Approximate Area = 2108 sq ft / 195.8 sq m

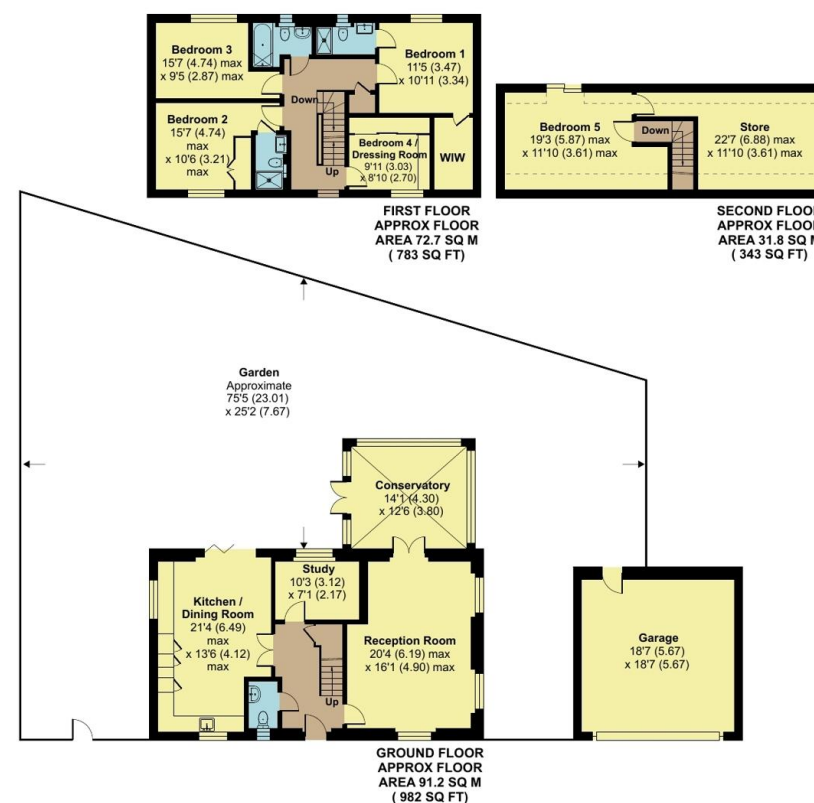
Limited Use Area(s) = 114 sq ft / 10.5 sq m

Garage = 346 sq ft / 32.1 sq m

Total = 2568 sq ft / 238.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters - Barnet & Whetstone. REF: 1470263

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DETACHED FAMILY HOUSE
FIVE BEDROOMS
FAMILY BATHROOM & TWO EN-SUITES
RECEPTION ROOM/LOUNGE
KITCHEN BRAKFAST ROOM
GROUND FLOOR STUDY
GUEST CLOAKROOM
CONSERVATORY
DOUBLE GARAGE & DRIVE
SECLUDED DEVELOPMENT

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: BRN260165