



*Sean Heaney*  
HOMES & PROPERTY

**Windmill Lane**

Arkley, Barnet, EN5 3HX

Guide Price £1,200,000



# Windmill Lane

Arkley, Barnet, EN5 3HX

Seldom Available – Truly Stunning Two-Bedroom Wide Plot Bungalow in a Prestigious Arkley Location

A rare opportunity to acquire this beautifully presented and exceptionally spacious two-bedroom bungalow, occupying one of Arkley's most sought-after private roads. Offering breathtaking views across Rowley Woods, this unique home combines peaceful surroundings with outstanding potential for future enhancement.

The property features two large single garages to the side, offering excellent scope to create additional living space (subject to the necessary consents), making this a straightforward and highly attractive extension opportunity.

The generous accommodation comprises a welcoming entrance hall leading to a spacious kitchen/breakfast room and an impressive L-shaped lounge/dining room, flooded with natural light from the abundance of windows. Extending to a family bathroom, study/bedroom two, and a superb principal bedroom with a luxurious en-suite featuring a bath, shower and double vanity unit. There is also a separate utility room.

Outside, the property is set within attractive, well-maintained gardens wrapping around the front, side and rear, creating a wonderful outdoor setting. A large electric canopy provides shade over the patio, while the mature gardens offer tranquil and secluded surroundings.

The home benefits from off-street parking, an attractive frontage, and is situated within an exclusive gated private road of approximately eight substantial homes, many of which have been significantly redeveloped, highlighting the exceptional long-term potential of the location. There is a modest private road maintenance charge, understood to be approximately £100 on an occasional basis.

EPC : to follow

BARNET COUNCIL TAX BAND : F

TENURE : Freehold



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## GROUND FLOOR

Entrance Hall

Reception Lounge

20'2 x 10'11 (6.15m x 3.33m)

Dining Room

12'10 x 10'3 (3.91m x 3.12m)

Kitchen/Breakfast Room

12'7 x 10'3 (3.84m x 3.12m)

Family Bathroom

6'7 x 6'3 (2.01m x 1.91m)

Utility Room

6'6 x 4'2 (1.98m x 1.27m)

Second Bedroom/Study

11'0 x 7'9 (3.35m x 2.36m)

Master Bedroom

13'8 x 11'11 (4.17m x 3.63m)

En-Suite Bathroom

10'6 x 11'10 (3.20m x 3.61m)

GARAGE ONE

20'9" x 8'3" (6.35 x 2.52)

GARAGE TWO

29'5" x 9'8" (8.98 x 2.96)

GARDEN

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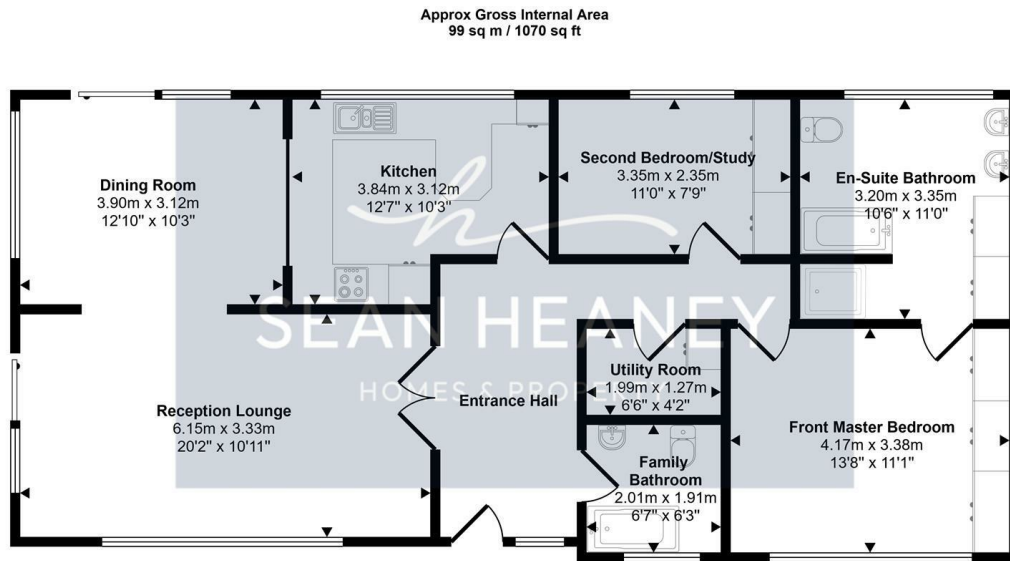
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## Floor Plan



Floorplan

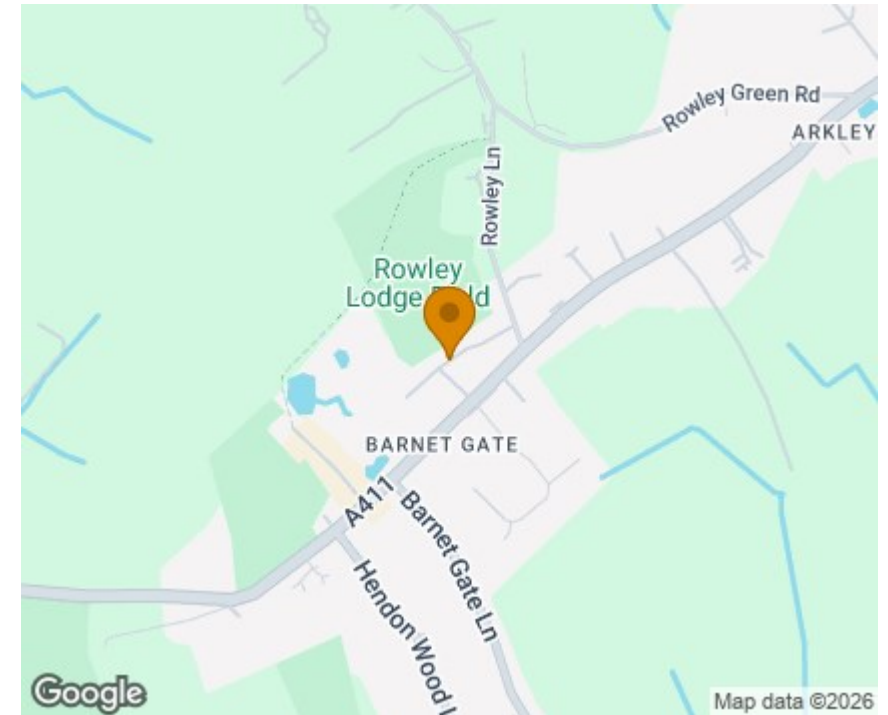
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

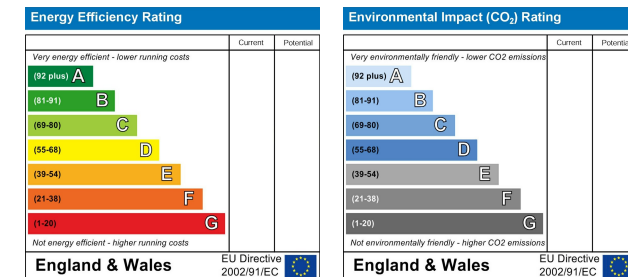
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. 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. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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## Area Map



## Energy Efficiency Graph



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