

---

# KINGS LANGLEY ESTATES

S A L E S   &   L E T T I N G S

---

ROCKWAYS, BARNET, HERTFORDSHIRE, EN5 3JJ

PRICE UPON APPLICATION

[WWW.KINGSLANGLEYESTATES.CO.UK](http://WWW.KINGSLANGLEYESTATES.CO.UK)

Kings Langley Estates are delighted to present this well presented detached family home which has been refurbished and beautifully designed by the preset owners.

The accommodation comprises spacious entrance hall, 3 reception rooms, kitchen/breakfast room, utility room, guest cloakroom, spacious master bedroom suite plus a further 3 bedrooms (1 currently being used as office and other as dressing room) and a family bathroom. Externally there is a driveway providing off street parking for a minimum of 2 cars and a rear garden with decking area.

Located on the fringes of Barnet and Mill Hill, Rockways enjoys a semi-rural setting whilst being close to a range of shopping facilities and an excellent selection of restaurants. The area is well-served by prestigious schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver, and Queen Elizabeth's - many of which operate coach services through Arkley. High Barnet tube station (Northern Line) is approx 2 miles away, with New Barnet and Mill Hill Broadway Mainline overground stations. The M25, A1, and M1 are also accessible for central London approx 10 miles away and Brent Cross shopping center just 5 miles away. Golf enthusiasts will appreciate the proximity to Dyrham Park and Arkley Golf Clubs.

Viewings on this lovely property come strongly advised through the appointed Sole Agents.

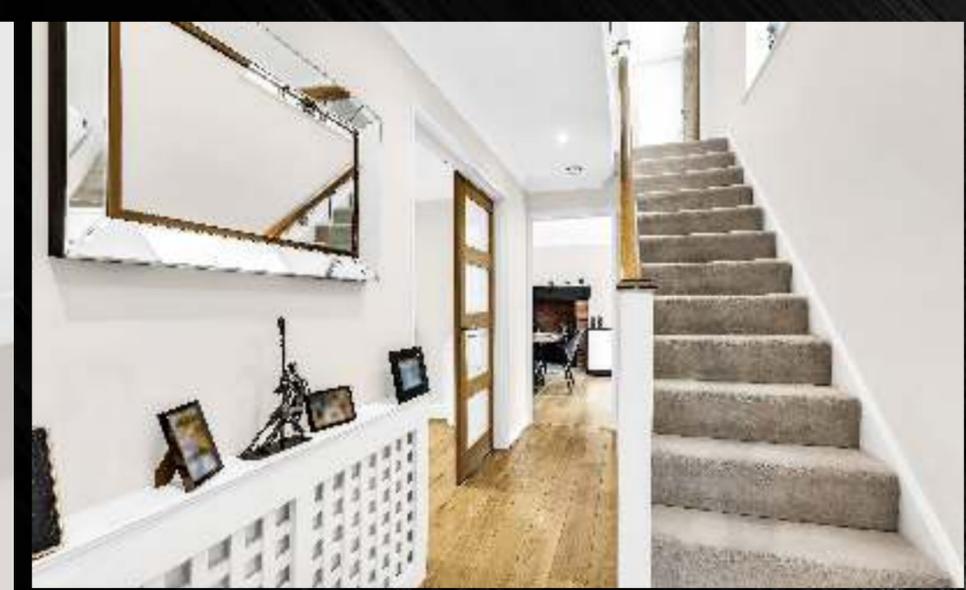
Virtual Tour: <https://view.ricoh360.com/e7b75204-a588-4476-8ee5-7b97f97ac90b>

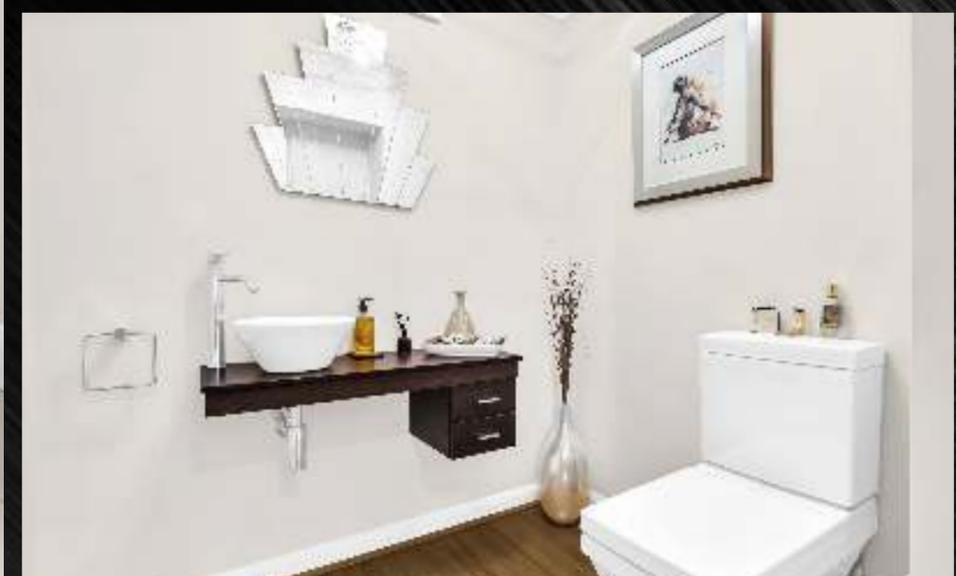
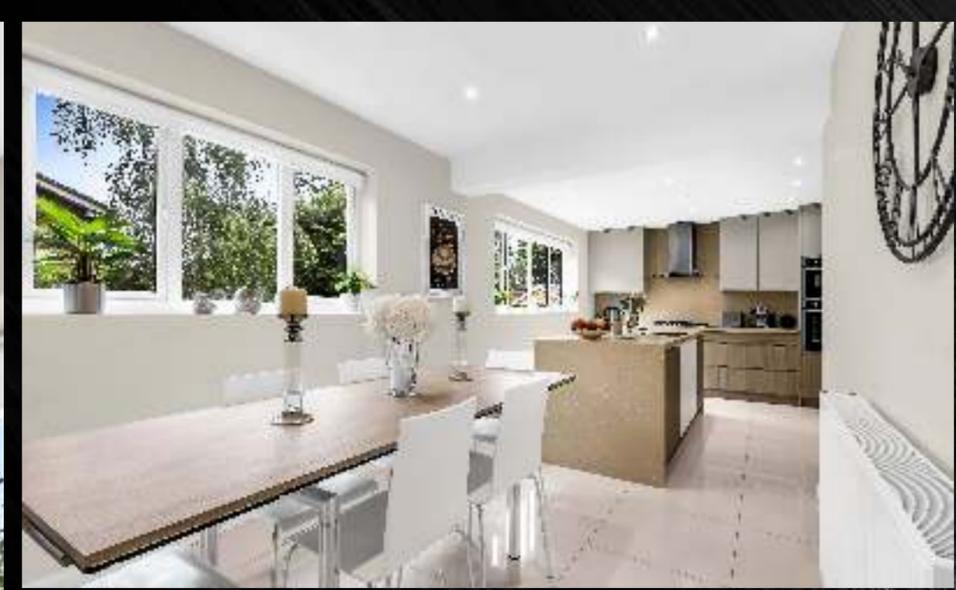
Video: <https://vimeo.com/1082564841?share=copy#t=0>

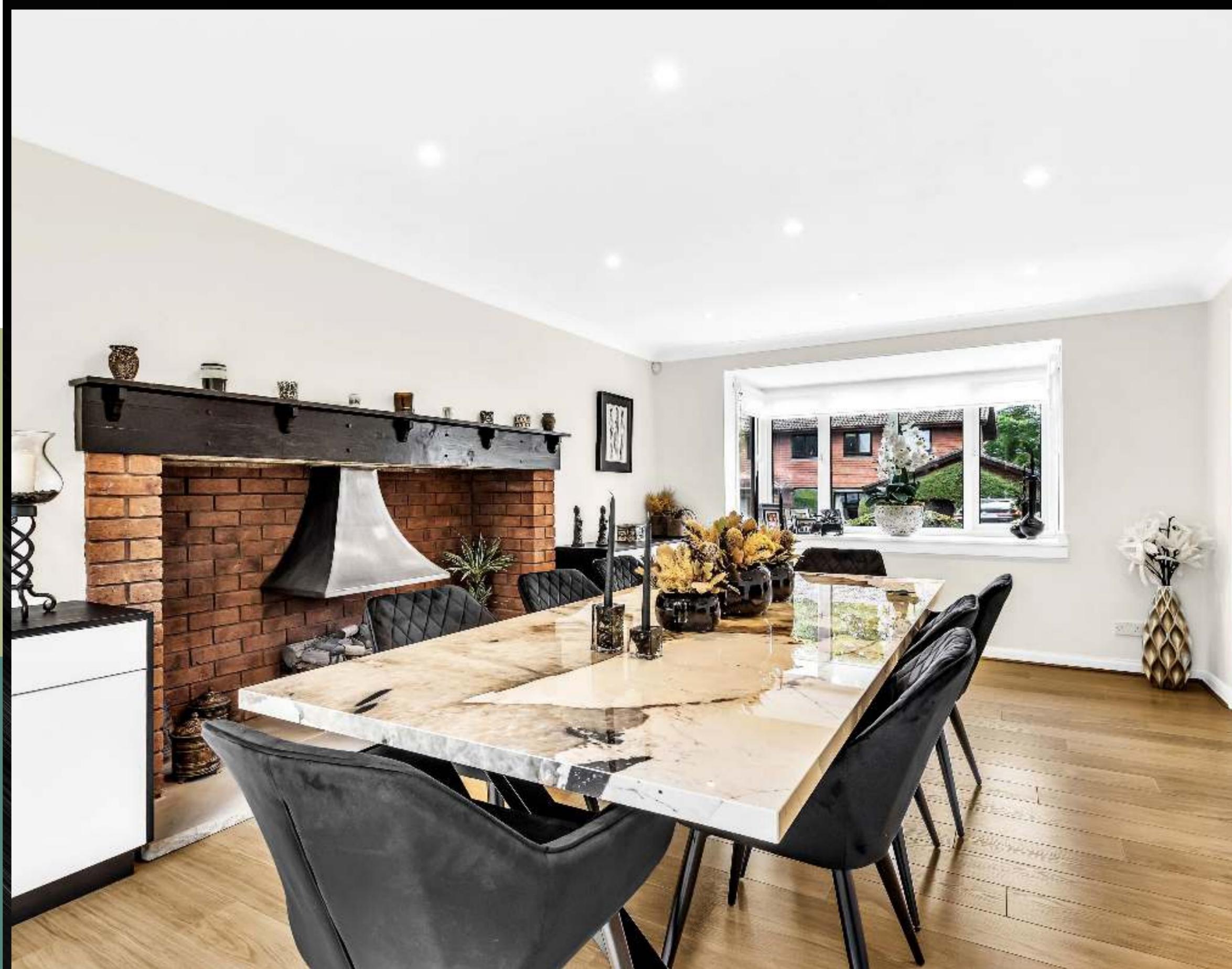
KINGS LANGLEY  
**ESTATES**  
SALES & LETTINGS





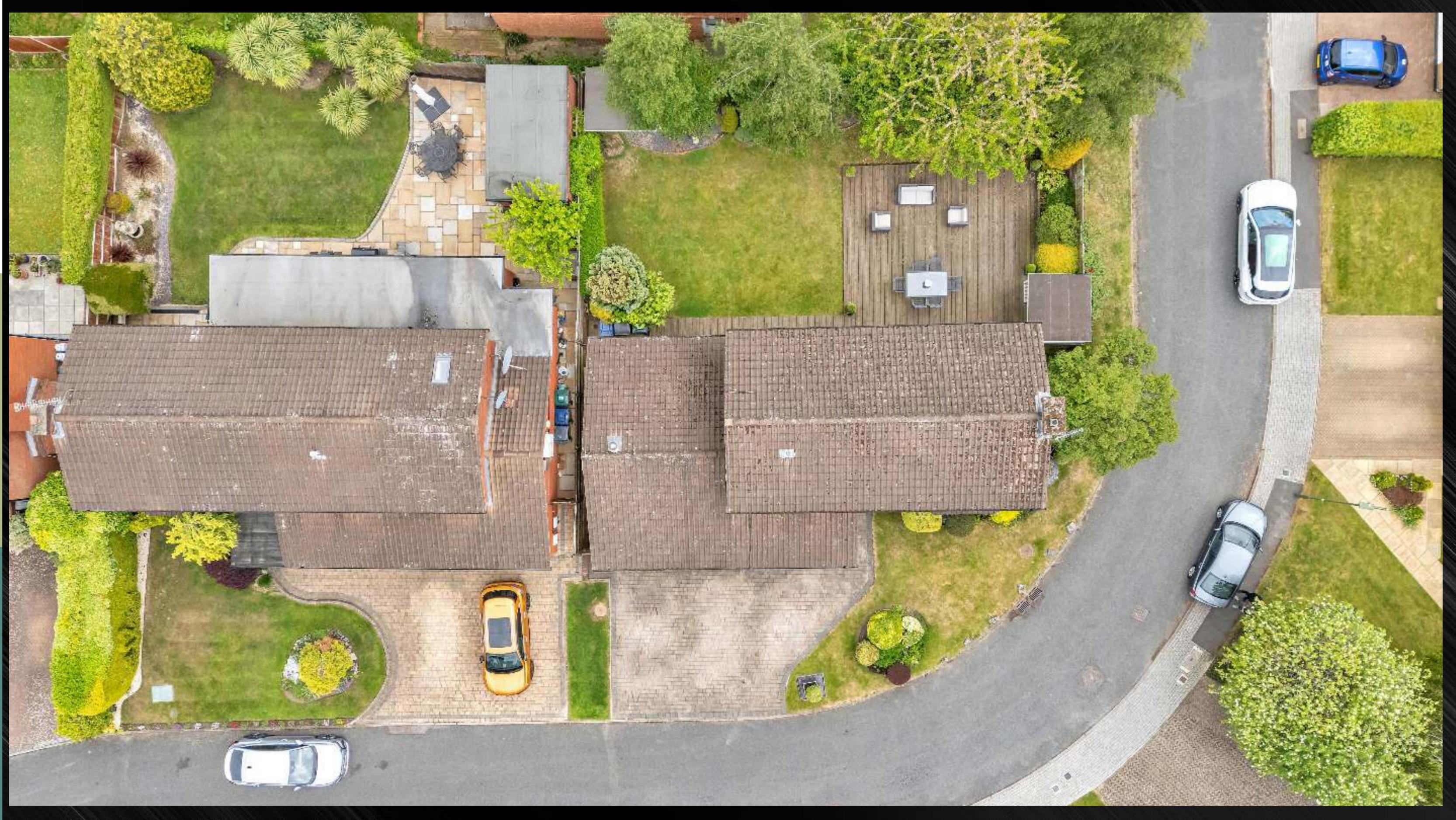


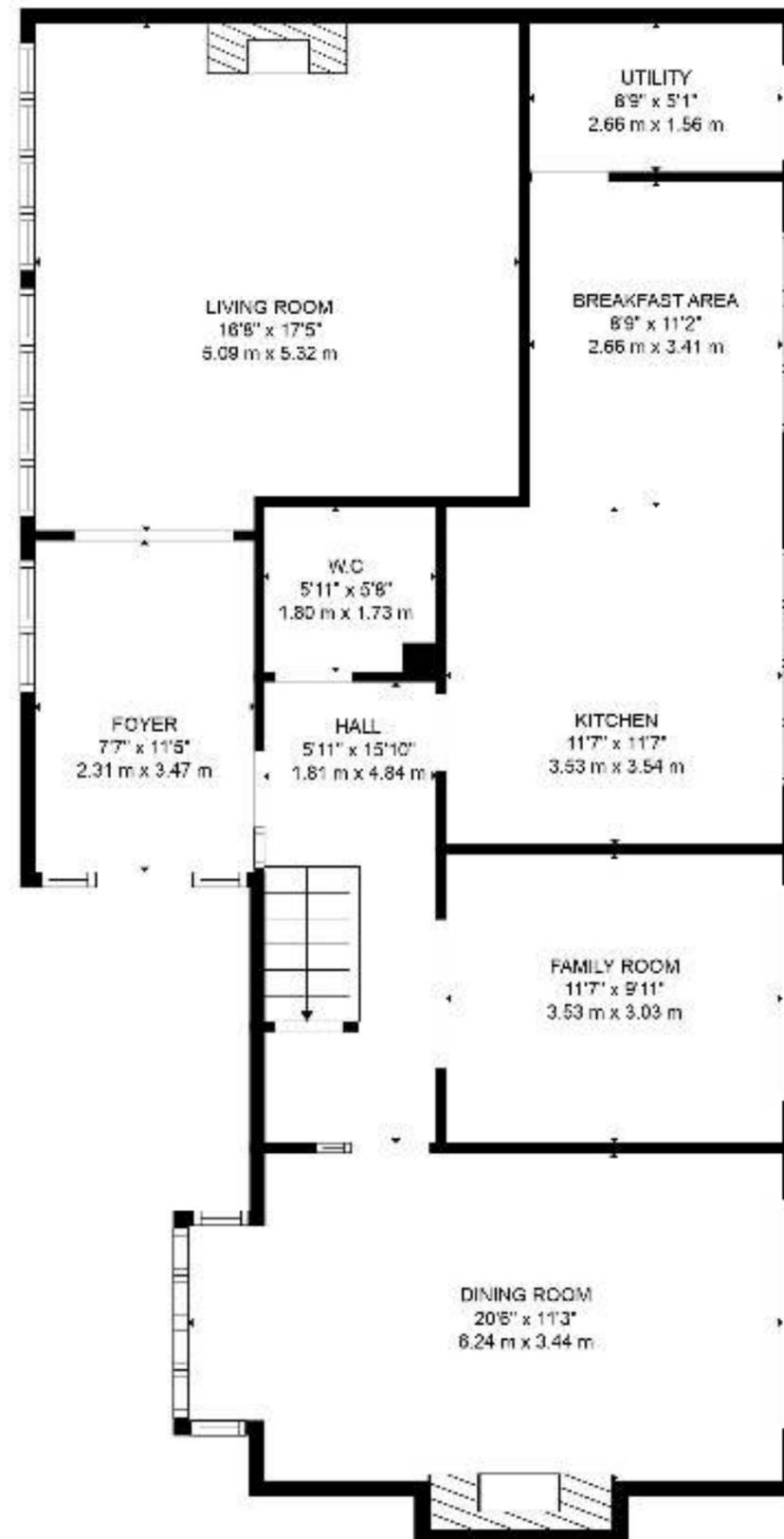




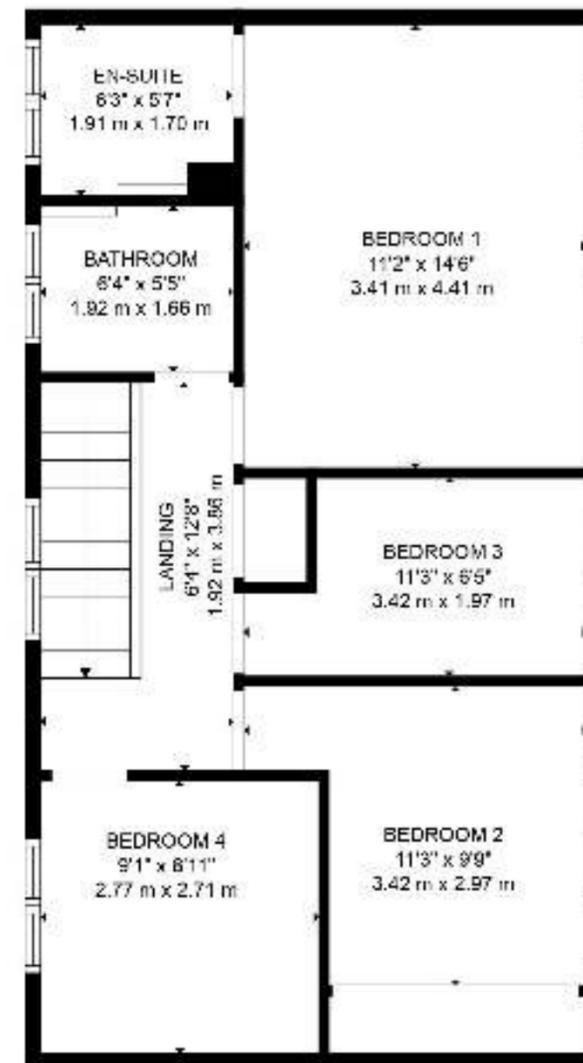








FLOOR 1



FLOOR 2

KINGS LANGLEY  
**ESTATES**  
SALES & LETTINGS

“My company was established in 2006.

From the hard work & founding principles then - and both aspects have very much remained true to today - we quickly grew to become an award winning company.

Our record in consistently handling the selling & Letting of properties brought to the market has been particularly impressive with a consistency demonstrable track record.”



David Freeman  
Director

**Local authority: Barnet**

**Council Tax: : Band G**

**Epc rating : D**

**Local Stations**

**Elstree & Borehanwood: 1.9 miles**

**High Barnet: 2.0 miles**

**Mill Hill Broadway: 2.1 miles**

**Nearest Schools**

**Mill Hill HighSchool: 1.0 miles**

**Saffron Green Primary School: 0.8 miles**

**Ellern Mede School Ltd: 1.2 miles**

**Courtland School: 1.2 miles**

KINGS LANGLEY  
**ESTATES**  
SALES & LETTINGS



Kings House Business Centre, Home Park Estate, Station Road, Kings Langley, WD4 8LZ

Tel: 01923 947373

[kingslangleystates.co.uk](http://kingslangleystates.co.uk)

Kings Langley Estates wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No employee of the company has authority to make or give and representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.