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**Collison Avenue
Arkley**

3 Collsion Avenue, Arkley

EN5 3BQ

OIEO £900,000

Situated on this sought after development in Arkley, a stunning, substantial 4 bedroom semi detached home offering exceptional living space.

The ground floor has a large, welcoming hallway leading to an impressive kitchen, family, dining area which provides an open-plan space finished with a sleek designer kitchen and French doors opening onto the garden, filling the room with natural light. There is also a guest cloakroom.

The first floor has a large principal bedroom and a well-proportioned en-suite bathroom. There is also an impressive living room with double French doors overlooking the rear garden.

To the top of the home, there are three further good size bedrooms with an en-suite shower room to bedroom two and a family bathroom.

Located in the leafy London Borough of Barnet, it's just a 30-minute jaunt to Central London by rail, and a few minutes' drive to High Barnet tube station, yet the area benefits from a slower pace of life. It's a place to wander to the local pub and feel involved in local community, while still enjoying the access that being so close to the London Underground allows. Excellent schools, an inspired mix of retail, the rolling hills of Hertfordshire on one side, the bright lights of London on the other.















Don't
worry
about
the
future
it
will
take
care
of
itself

Some
view
comes
after
the
hardest
climb

YOUR ONLY
LIMIT is
your
MIND

PHILIPS











A white ceramic pedestal sink with a chrome faucet is mounted on a grey vanity unit. The vanity unit has a vertical silver handle. The sink is set against a wall of large grey rectangular tiles. To the left of the sink, a white electrical outlet is visible on the wall. To the right, a chrome flush valve is mounted on the wall. The vanity unit is positioned in front of a large mirror that reflects a doorway and a skylight.

A white ceramic toilet with a closed lid is positioned against a wall of large grey rectangular tiles. To the right of the toilet, a white roll of toilet paper is mounted on a chrome holder. The toilet is set against a wall of large grey rectangular tiles. The floor is also covered in grey tiles.



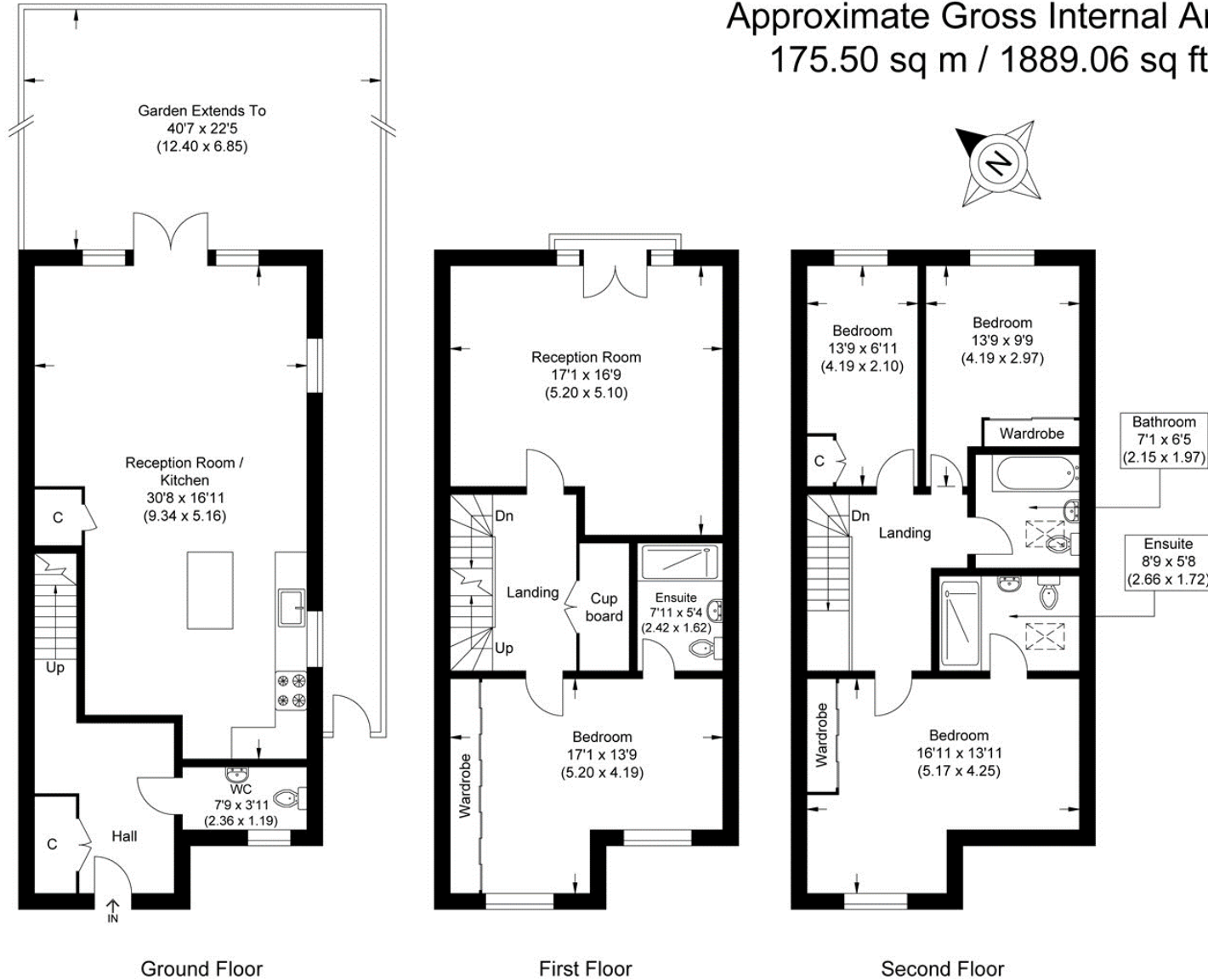






Approximate Gross Internal Area
175.50 sq m / 1889.06 sq ft

Local Authority: Barnet
Council Tax band: G
Tenure: Freehold




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	93
(81-91)	B	
(69-80)	C	86
(55-68)	D	
(39-54)	E	G
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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