

Plot 26, The Alba, Elmbank, Collison Avenue
Arkley, Hertfordshire, EN5 3BQ
£1,025,000

STATONS

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Bedrooms 4 | Bathrooms 4 | Receptions 2





**Plot 26, The Alba, Elmbank,
Collison Avenue
Arkley, Hertfordshire**



****STAMP DUTY PAID**** Please call our New Homes team on 020 8441 9555 to book your appointment!

The Alba is a superior four bedroom, semi-detached family home, set over three floors of flexible, contemporary and generously proportioned living spaces that can seamlessly adapt to suit every kind of lifestyle.

The ground floor hallway leads past the guest cloakroom to a spacious kitchen/dining/ family room. The sleek surfaces and fully integrated appliances are complimented by bi-fold doors that open onto the garden, bringing the outside in to make the most of the long summer days.

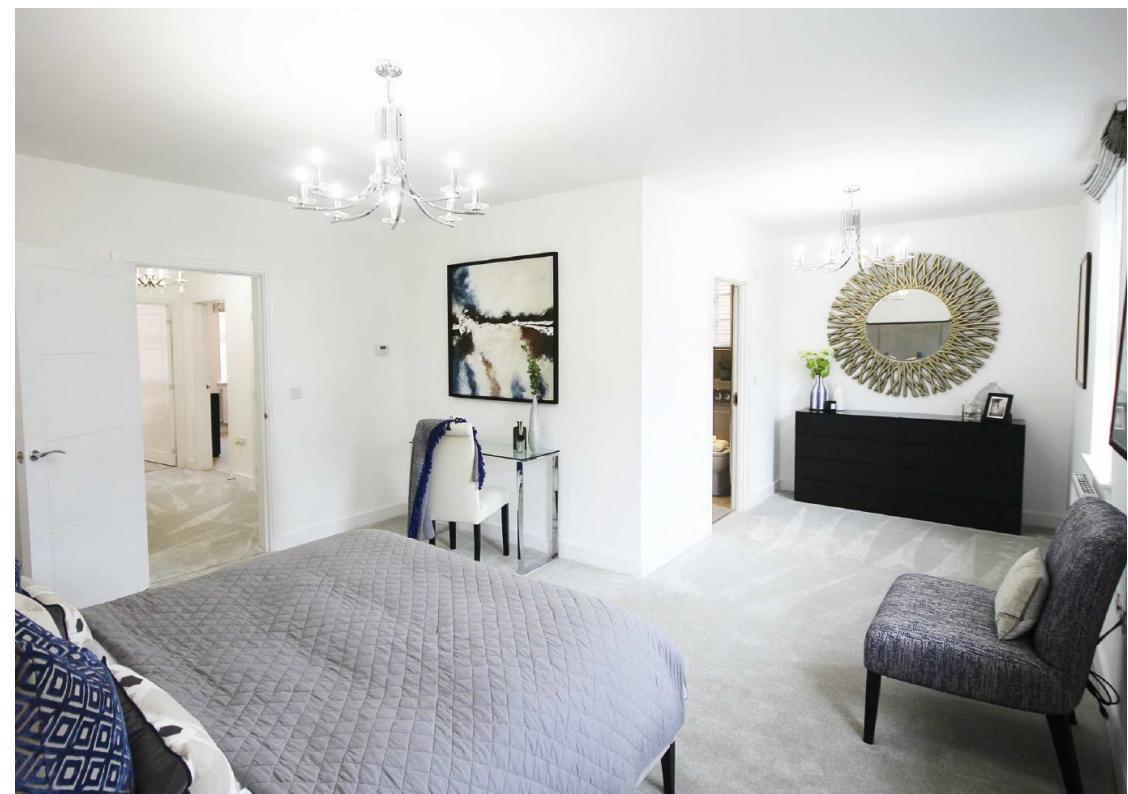
Moving up to the first floor you'll find a sumptuous master suite, complete with en-suite, as well as a living room with Juliette balcony and linen cupboard.

The top of the home is equally roomy, offering three more proportioned bedrooms - one featuring an en suite bathroom - and a family-size bathroom.

When you include the off-street parking, a garden and the 10 year NHBC Warranty, you'll find the Alba a perfect house in which to create the home of your dreams.

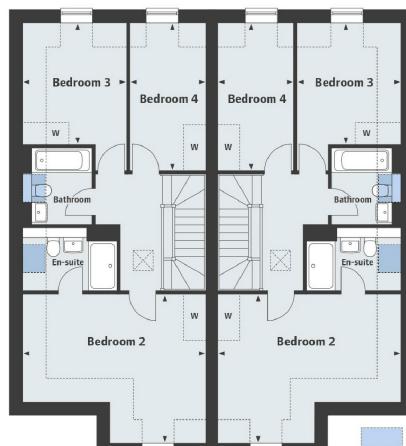
Located in the leafy London Borough of Barnet, it's just a 30-minute jaunt to Central London by rail, and a few minutes' drive to High Barnet tube station, yet the area benefits from a slower pace of life. It's a place to wander to the local pub and feel involved in local community, while still enjoying 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: Elmbank brings you the best of two worlds.

IMPORTANT NOTE - Internal images depict another plot in the development.

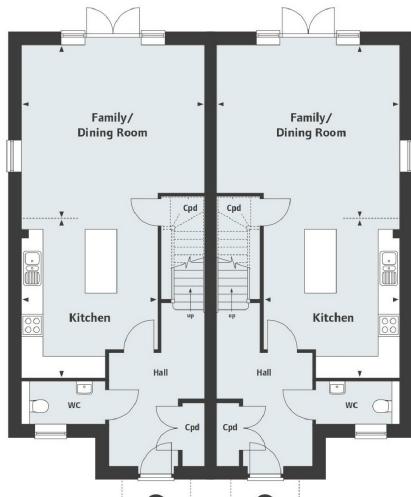




First Floor



Second Floor



Ground Floor

Ground Floor Homes 26 & 27

Family/Dining Room	17'0" x 16'0"
Kitchen	14'9" x 12'8"

First Floor Homes 26 & 27

Living Room	17'0" x 16'5"
Bedroom 1	17'0" x 13'11"

Second Floor Homes 26 & 27

Bedroom 2	17'0" x 13'11"
5.18 x 4.24m	
Bedroom 3	11'3" x 9'8"
3.43 x 2.94m	
Bedroom 4	13'8" x 7'0"
4.17 x 2.13m	
Net Internal Area 176.31 sq m 1897 sq ft	

Cpd = Cupboard

W = Space for wardrobe

---- = Head height of 2.4m

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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