

The Gardenia, Elmbank, Collison Avenue
Arkley, Hertfordshire, EN5 3DS
£1,500,000

STATONS

Tel: 0208 441 9555
Email: newhomes@statons.com
Bedrooms 5 | Bathrooms 4 | Receptions 3





The Gardenia, Elmbank, Collison Avenue Arkley, Hertfordshire



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

This stunning grand 5 bedroom detached home offers exceptional living space over four storeys.

The lower ground floor is perfect for entertaining; the spectacular kitchen, family, dining area provides an open-plan space finished with a sleek designer kitchen and bi-fold doors opening onto the garden, filling the room with natural light.

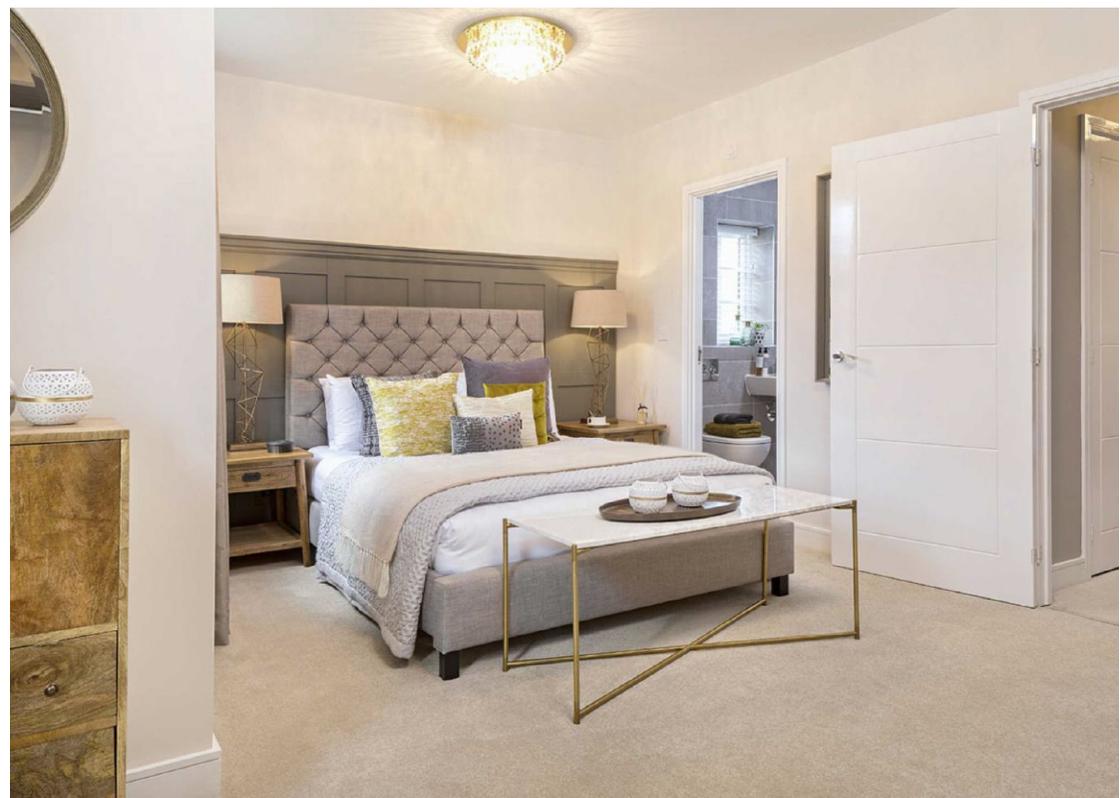
The ground floor floor has a large, welcoming hallway leading to the impressive living room, which offers a south-west facing terrace overlooking the generous garden. There is also a study, cloakroom and utility room.

The first floor provides three double bedrooms, with bedroom one benefitting from a dressing area and en-suite. Bedroom two is also served with an en-suite and there is a family bathroom.

To the top of the home, there are two further bedrooms, with an en-suite to bedroom four.

This home provides a garage and for peace of mind, a 10 year NHBC warranty.

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.



Ground Floor

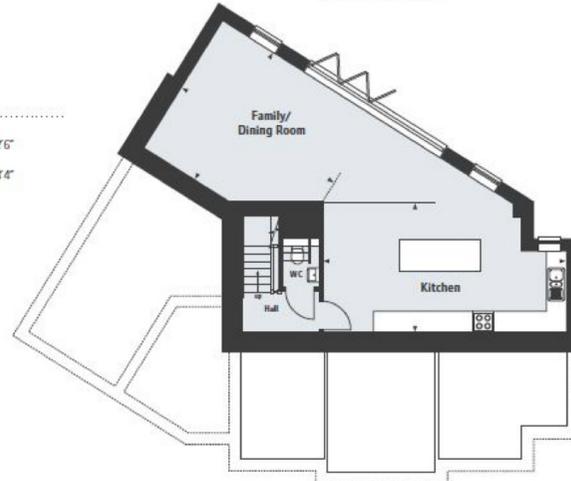
Living Room	24'4" x 12'4"
7.42 x 3.77m	
Study	12'6" x 10'1"
3.80 x 3.08m	



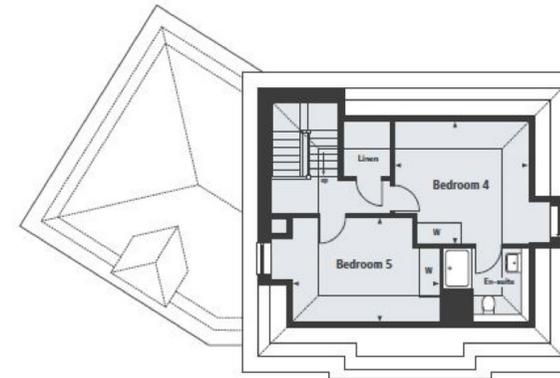
Ground floor

Lower Ground Floor

Family/Dining Room	23'8" x 12'6"
5.29 x 4.36m	
Kitchen	17'4" x 14'4"
7.22 x 3.82m	



Lower ground floor



Second floor

Second Floor

Bedroom 4	13'1" x 11'9"
3.98 x 3.59m	
Bedroom 5	14'5" x 10'1"
4.38 x 3.07m	
Net Internal Area	261.07 sq m 2810 sq ft



First floor

First Floor

Bedroom 1	20'4" x 10'1"
6.21 x 3.08m	
Bedroom 2	14'5" x 9'2"
4.39 x 2.80m	
Bedroom 3	12'4" x 11'6"
3.77 x 3.50m	

Cpd = Cupboard
 W = Space for wardrobe
 --- = Head height of 2.4m
 ■ = Head height of 1.5m

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.

BARNET

1-2 Hadley Parade
 High Street
 Barnet, Herts
 EN5 5SX
Tel: 020 8449 3383
 Fax: 020 8441 7676
 barnet@statons.com

RADLETT

50 Watling Street
 Radlett
 Herts
 WD7 7NN
Tel: 01923 604 321
 Fax: 01923 859 182
 radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
 Hadley Green
 Barnet, Herts
 EN5 5SX
Tel: 020 8441 9555
 Fax: 020 8441 7976
 newhomes@statons.com

HADLEY WOOD

10 Crescent West
 Hadley Wood
 Herts
 EN4 0EJ
Tel: 020 8440 9797
 Fax: 020 8440 8282
 hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
 Totteridge
 London
 N20 9QJ
Tel: 020 8445 3694
 Fax: 020 8445 3217
 totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
 Brookmans Park
 Herts
 AL9 7QS
Tel: 01707 661144
 Fax: 01707 644111
 brookmans@statons.com