



Collison Avenue, Barnet, EN5 3DD
£1,150,000 Freehold Council Tax Band H

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A substantial and beautifully presented five-bedroom semi-detached family home extending to 2,694 sq ft, (including garage) arranged over four floors and built by Linden Homes in 2018. Situated within this sought-after modern development in the desirable Arkley area of Barnet, the property offers exceptionally well-planned and versatile accommodation ideal for modern family living.

The lower ground floor is centred around a superb open-plan kitchen/diner and family space, with direct access onto the rear garden, creating an excellent setting for entertaining and family life. This level also benefits from a separate utility room and downstairs W/C.

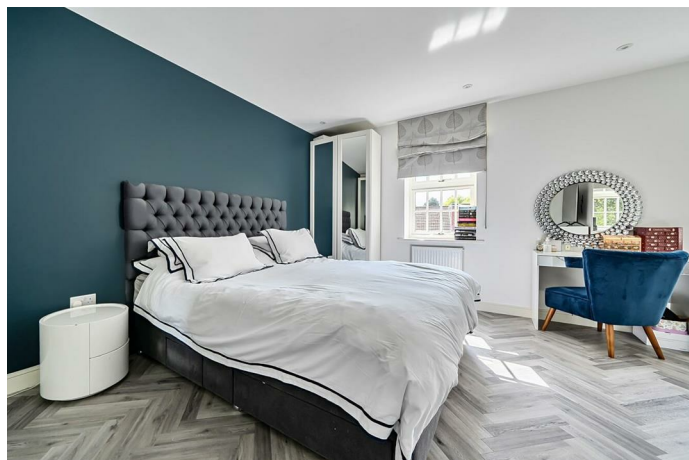
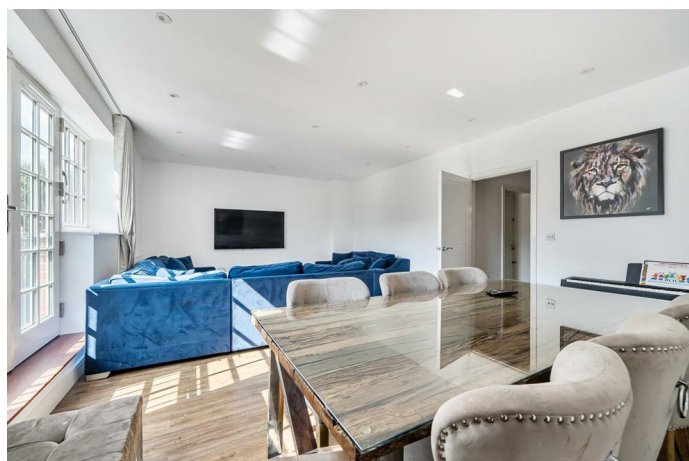
The ground floor provides a generous reception room, a separate study/home office, additional W/C and an integral garage. The front driveway provides further off-street parking.

The first floor comprises three bedrooms, including an impressive principal bedroom with its own en-suite bathroom, together with two further bedrooms and en-suites. The second floor provides two further bedrooms and another bathroom, giving the property an excellent level of bedroom and bathroom accommodation and making it particularly well suited to larger families or those requiring flexible space.

Externally, the property benefits from a private rear garden, as well as a front garden, garage and parking for two cars.

The location is equally appealing, with the property close to highly regarded schools including Whittings Hill Primary and Queen Elizabeth's Boys School, while High Barnet Underground Station is approximately one mile away. The surrounding area also offers an abundance of local green spaces, providing excellent opportunities for family walks and outdoor activities.

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Collision Avenue, Barnet, EN5

Approximate Area = 2498 sq ft / 232 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 2694 sq ft / 250.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates - REF: 1508913

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91	81	83
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			



Real EstatesTottenham Office:
32 Tottenham Lane
Tottenham N20 9QJ

II : 0208 445 3132
e : info@realestates-wsp.co.uk
w : www.realestates-wsp.co.uk