



ALVERSTONE AVENUE, EAST BARNET, EN4

AN OPPORTUNITY TO PURCHASE THIS EXTENDED & DECEPTIVELY SPACIOUS 3 DOUBLE BEDROOM & 2 BATHROOM DETACHED CHARACTER HOUSE BUILT IN THE EARLY 1920'S WITH THE BENEFIT OF 3 RECEPTION ROOMS PLUS A CONSERVATORY, A HOME OFFICE & A CARPORT WITH OWN DRIVE, WITH PERHAPS GARAGE SPACE - SPP., OFF STREET PARKING & WELL MAINTAINED GARDENS TO FRONT & REAR.

A Rather Unusual Character Property Offering an Abundance of Storage and Literally only 2-3 Minutes from Oakleigh Park BR Station for Fast Services In and out of London. East Barnet Village for Shops, Buses & Oak Hill Park are approximately a 10 Minute Walk Away. There are also Good Local Schools for all Ages.

Offered Chain Free.



ACCOMMODATION

* DETACHED & BUILT IN 1923 * 3 BEDROOMS * 2 RECEPTIONS * CONSERVATORY & STUDY * FITTED KITCHEN * FAMILY BATHROOM * DOWNSTAIR SHOWER & WC * 65FT MATURE & MAINTAINED REAR GARDEN * GARDEN OFFICE * FRONT GARDEN WITH OFF-STREET PARKING

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * OAK EFFECT FLOORING TO GROUND FLOOR * NEW BOILER *

PRICE: £800,000 FREEHOLD OFFERS IN EXCESS OF

ENTRANCE HALL:



**SPACIOUS RECEPTION ROOM 1: PIC. 1 19'10 x 12'3 max (6.05m x 3.73m max)
Double Glazed Window to Front, Laminate Flooring, Marble Fireplace. Panelled Door to Hallway, Door to Conservatory.**



SPACIOUS RECEPTION ROOM 1: PIC. 2
Different Aspect Facing the Front.



MARBLE FIREPLACE:



CONSERVATORY: 12'0 x 8'11 (3.66m x 2.72m)

Double Glazed Door to Garden, Double Glazed window, Ceramic Flooring. Approached Via Reception Room 1:



RECEPTION ROOM 2: PIC. 1 12'0 x 11'10 (3.66m x 3.61m)

Spacious 2nd Reception Room Connecting with Reception Room 2. Double Glazed Window to Side. Fireplace. Access to Fitted Kitchen.



RECEPTION ROOM 2: PIC 2
Showing Access to Fitted Kitchen & Hallway.



RECEPTION ROOM 3: 9'3 x 7'8 (2.82m x 2.34m)
Double Glazed Window & Door to Garden, Laminate Flooring, Door to DOWNSTAIRS CLOAKROOM/SHOWER ROOM.



RECEPTION ROOMS 2 & 3:



FITTED KITCHEN: PIC. 1 13'4 x 8'4 (4.06m x 2.54m)



FITTED KITCHEN: PIC. 2



FIRST FLOOR LANDING:
Double Glazed Window to Front, Storage Cupboard, Access to All Bedrooms & Bathroom.



BEDROOM 1 11'10 x 11'7 (3.61m x 3.53m)

Fitted Wardrobes, Bedside Chests, Double Glazed Window to Rear Overlooking Garden, Double Radiator.



BEDROOM 2: 12'3 x 12'0 (3.73m x 3.66m)

Fitted Wardrobes, Double Glazed Window Overlooking Rear Garden, Double Radiator.



BEDROOM 3: 8'8 x 7'7 (2.64m x 2.31m)
Fitted Cupboard, Fitted Display/Storage Unit, Double Glazed Window to Front, Radiator.



MAIN BATHROOM: 10'7 x 5'11 (3.23m x 1.80m)
Modern Bathroom Suite, Half Tiled Walls, 2 Double Glazed Windows. Radiator.



REAR GARDEN: 65ft long (19.81mft long)
A Well Kept, Attractive, Mature & Secluded Rear Garden



PAVED PATIO AREA:



OUTBUILDING/HOME OFFICE:



REAR ELEVATION & GARDEN:



REAR ELEVATION & PATIO AREA:



FRONT GARDEN/POSSIBLE FURTHER PARKING:

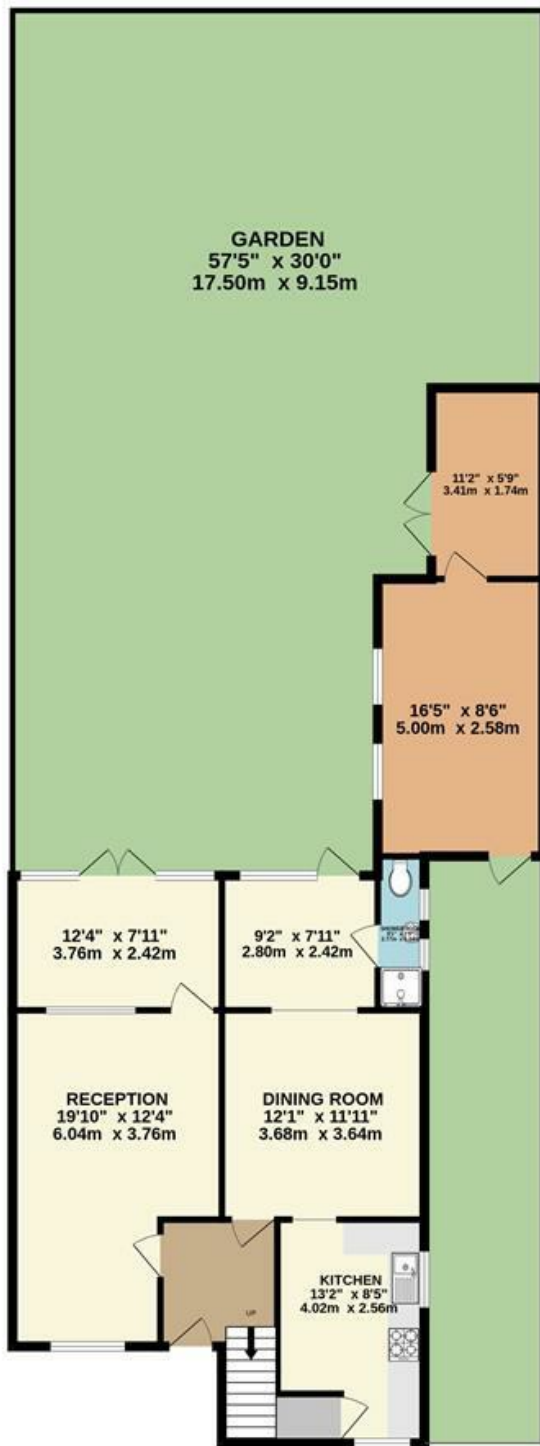


OWN DRIVE TO CARPORT AREA/POSSIBLE GARAGE SPACE

OUTLOOK TO FRONT:



GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
56	76
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	
<small>England & Wales</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>	
<small>England & Wales</small>	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. 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 purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.