



## Alston Road

High Barnet, Barnet, EN5 4EY

Guide Price £635,000



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\*TWO OFF STREET PARKING SPACES\*

This deceptively spacious home offers beautifully presented accommodation including lounge, reception/kitchen breakfast room, GUEST CLOAKROOM, utility area/storage, TWO DOUBLE BEDROOMS and first floor bathroom.

The property is located in a sought after turning behind The Spires Shopping Centre within easy reach of HIGH BARNET UNDERGROUND and highly regarded local schools including Foulds & Christchurch.

This attractive property nearby SHOPPING AMENITIES, cafes & restaurants is the perfect neighbourhood with the added benefit from OFF STREET PARKING FOR TWO VEHICLES and a rear garden of approximately 40m.

EPC : to follow

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





## GROUND FLOOR

### Reception Room

15'2" x 11'6" (4.64 x 3.53)

### Guest Cloakroom

### Kitchen

10'7" x 9'7" (3.25 x 2.94)

### Reception/Kitchen Breakfast Room

20'5" x 9'10" (6.23 x 3.02)

## FIRST FLOOR

### Bedroom 1

15'4" x 11'6" (4.69 x 3.53)

### Family Bathroom

7'7" x 7'5" (2.33 x 2.28)

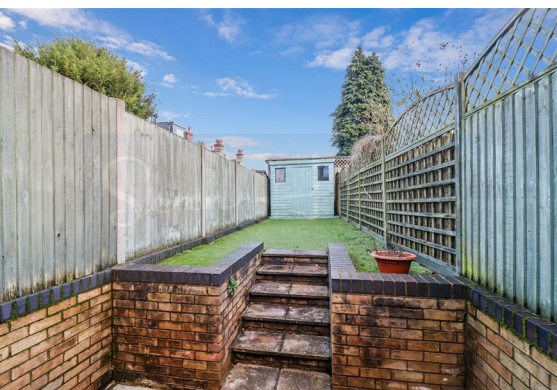
### Bedroom 2

10'5" x 10'1" (3.20 x 3.09)

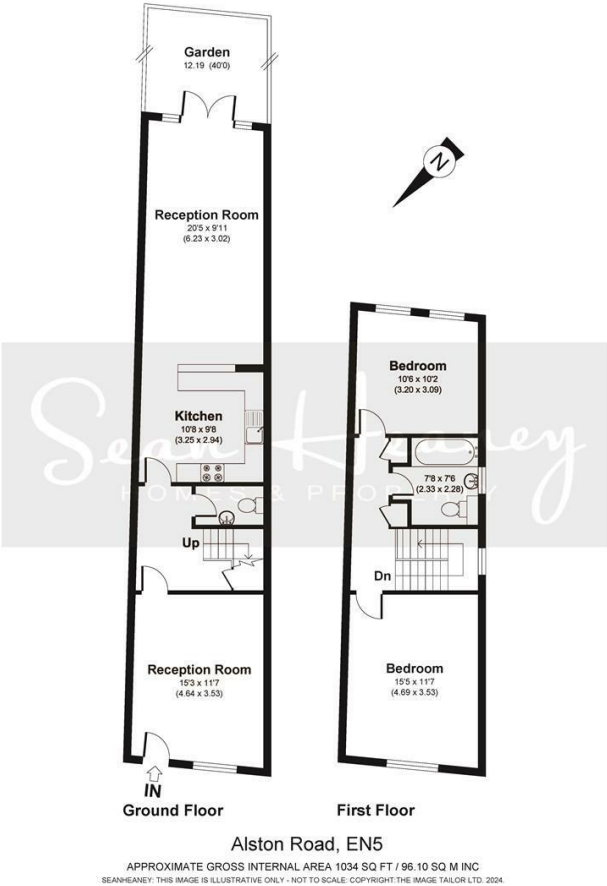
## GARDEN

39'11" (12.19)

## TWO PARKING BAYS



Floor Plan



Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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Area Map



Energy Efficiency Graph

