



**Alston Road**

High Barnet, Barnet, EN5 4EY

Guide Price £580,000



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**\*\* CHAIN FREE \*\***

PERIOD TERRACED COTTAGE based in this SOUGHT AFTER LOCATION behind 'The Spires' shopping centre and within WALKING DISTANCE OF THE HIGH STREET with its multiple leisure and transport facilities including the NORTHERN LINE UNDERGROUND.

This delightful house offers plenty of scope for a great family home, with bright, well planned accommodation and nearby highly regarded local schools, cafes & restaurants.

The residence is currently arranged over two floors and consists of TWO LARGE RECEPTION ROOMS, fitted kitchen leading to PRIVATE GARDEN, DOWNSTAIRS CLOAKROOM, TWO GENEROUS BEDROOMS and a large family bathroom.

The property benefits further from REAR ACCESS and a sizeable patio area.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

### Lounge/Reception

11'11 x 11'10 (3.63m x 3.61m)

### Dining Room

11'11 x 11'10 (3.63m x 3.61m)

### Kitchen

11'10 x 6'11 (3.61m x 2.11m)

### Guest Cloakroom

## FIRST FLOOR

### Bedroom Two

11'11 x 11'10 (3.63m x 3.61m)

### Bedroom One

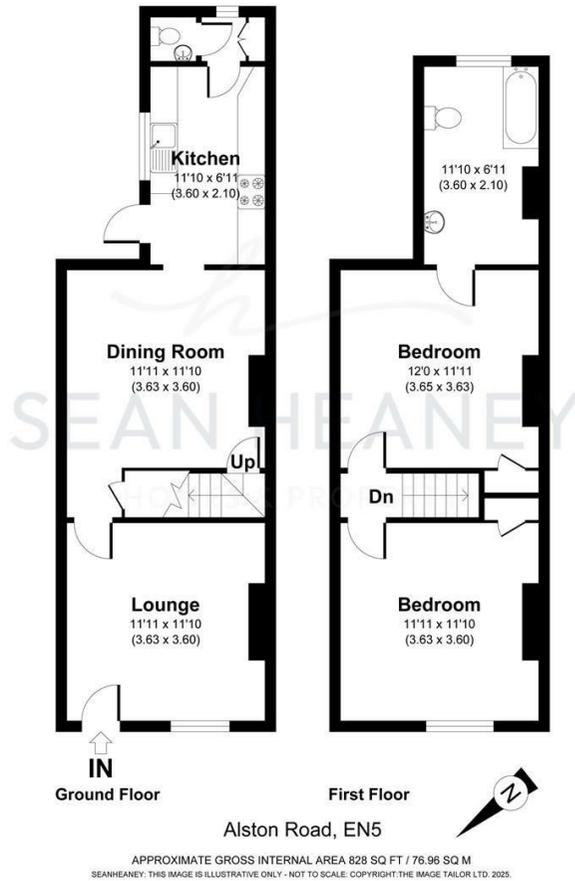
12'0 x 11'11 (3.66m x 3.63m)

### Bathroom

11'10 x 6'11 (3.61m x 2.11m)



## Floor Plan

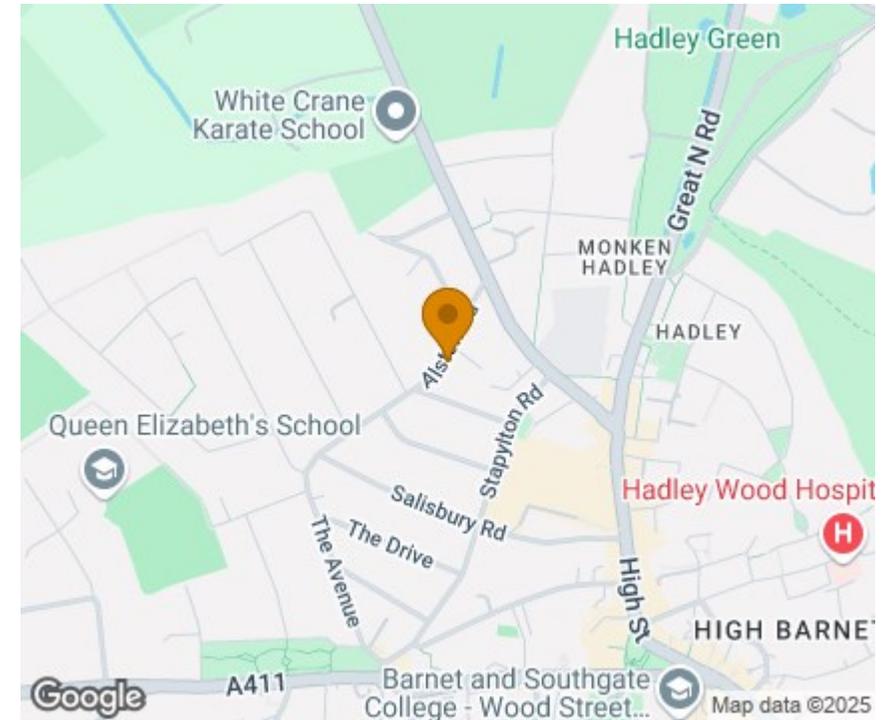


## Viewing

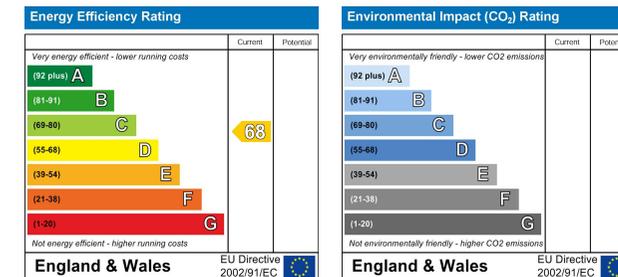
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Area Map



## Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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