



**Alston Road**  
High Barnet, Barnet, EN5 4EU  
Guide Price £645,000





**Alston Road**

High Barnet, Barnet, EN5 4EU

Located in this sought after residential area behind The Spires Shopping Centre within easy reach of HIGH BARNET UNDERGROUND and highly regarded local schools including Foulds & Christchurch. The attractive SEMI-DETACHED property offers versatile living space in a charming position nearby LOCAL SHOPPING AMENITIES, cafes & restaurants.

The accommodation boasts THREE RECEPTION ROOMS; including a STUDY, breakfast/dining room and front reception, in addition to galley kitchen and GUEST CLOAKROOM. The first floor offers TWO LARGE BEDROOMS and an upstairs family bathroom.

The peaceful WESTERLY ASPECT rear garden benefits from a beautiful STUDIO OUTBUILDING in this perfect neighbourhood

EPC : D

BARNET COUNCIL TAX BAND : D

TENURE : Freehold







## GROUND FLOOR

### Entrance

### Reception Room

12'1 x 11'11 (3.68m x 3.63m)

### Dining Room

12'2 x 10'2 (3.71m x 3.10m)

### Kitchen

7'10 x 6'0 (2.39m x 1.83m)

### Guest Cloakroom

### Study

11'3 x 6'3 (3.43m x 1.91m)



## FIRST FLOOR

### Front Bedroom

12'1 x 11'11 (3.68m x 3.63m)

### Rear Bedroom

12'1 x 10'3 (3.68m x 3.12m)

### Family Bedroom

7'11 x 6'1 (2.41m x 1.85m)

## OUTBUILDING

### Studio

11'0 x 10'0 (3.35m x 3.05m)

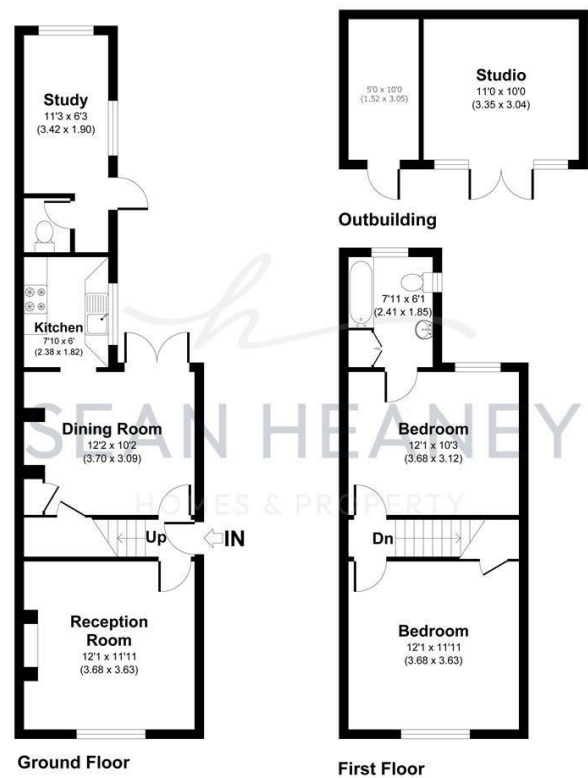
### Shed

5'0 x 10'0 (1.52m x 3.05m)





Floor Plan



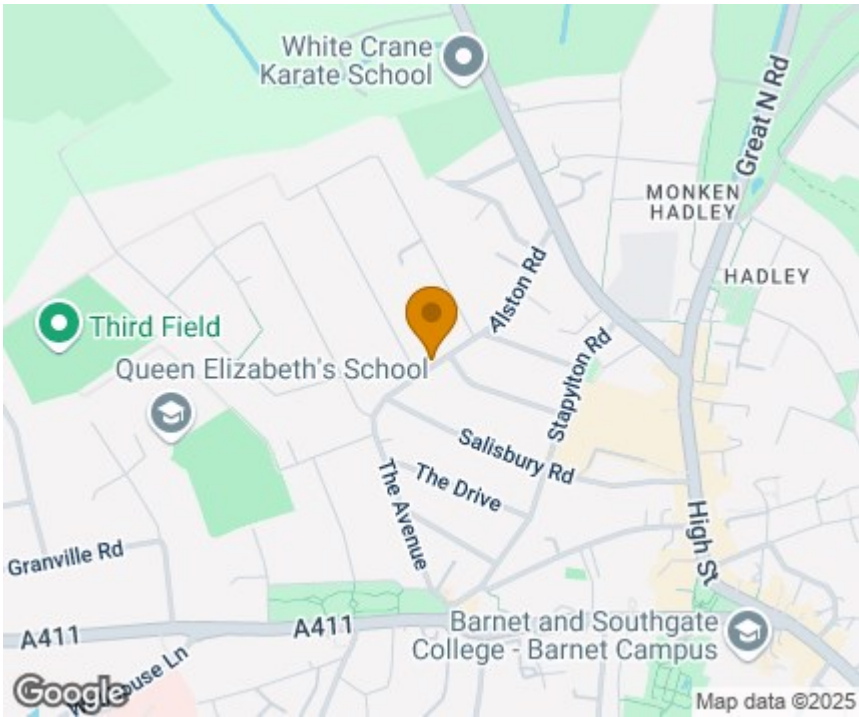
15 Alston Road, EN 5  
APPROXIMATE GROSS INTERNAL AREA 965 SQ FT / 89.67 SQ M INC. OUTBUILDING  
SEANHEANEY - THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2025.

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

