



**Alston Road**  
High Barnet, EN5 4EY  
Guide Price £620,000

2 2 2 D

## Alston Road

High Barnet, Barnet, EN5 4EY

A deceptively spacious 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.

The accommodation is currently arranged over two floors and consists of TWO LARGE RECEPTION ROOMS, attractive fully fitted kitchen leading to PRIVATE GARDEN, TWO GENEROUS BEDROOMS and TWO EN SUITES, providing both BATH & SHOWER.

This delightful property offers a great family home, with plenty of scope and versatile accommodation. The charming residence, nearby highly regarded local schools, cafes & restaurants is the perfect neighbourhood for both families and couples.

The property benefits further from REAR ACCESS, garden shed and patio area. EARLY VIEWING IS STRONGLY ADVISED.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





**GROUND FLOOR**

**Reception Room**  
12'0 x 11'11 (3.66m x 3.63m)

**Cupboard**

**Dining Room**  
11'11 x 11'11 (3.63m x 3.63m)

**Kitchen**  
14'6 x 11'0 (4.42m x 3.35m)

**FIRST FLOOR**

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

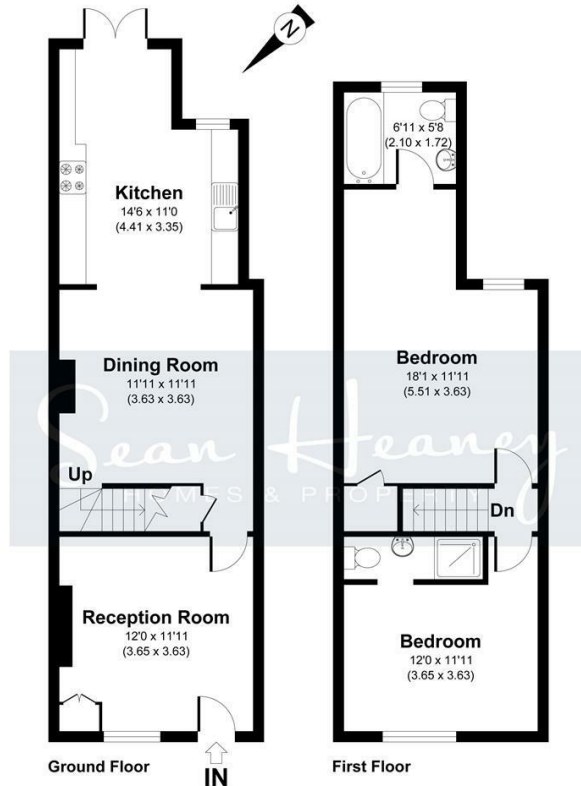
**En Suite Shower Room**

**Bedroom**  
18'1 x 11'11 (5.51m x 3.63m)

**En Suite Bathroom**  
6'11 x 5'8 (2.11m x 1.73m)



## Floor Plan



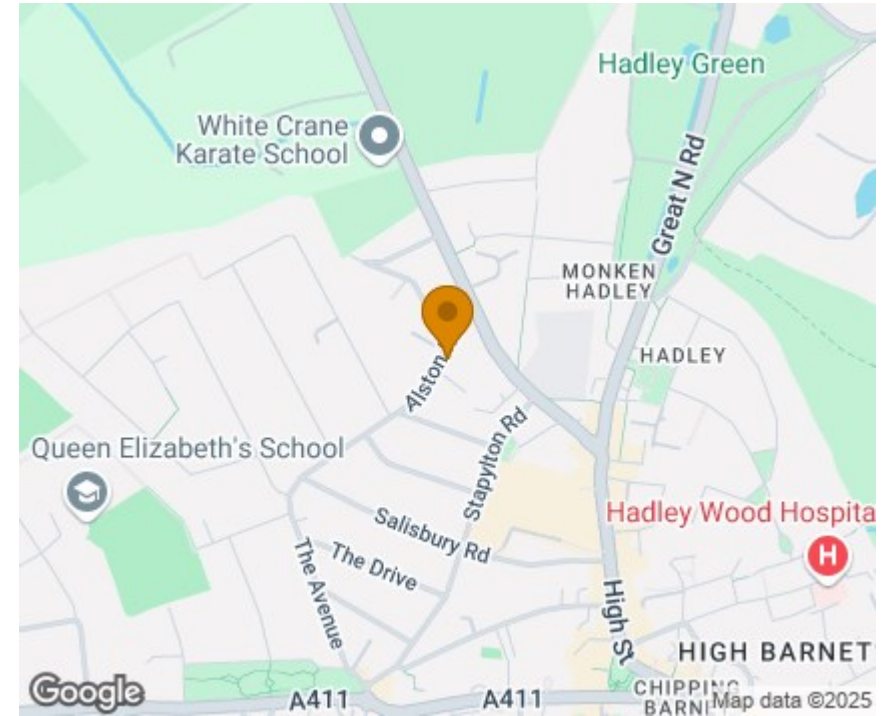
Alston Road, EN5  
 APPROXIMATE GROSS INTERNAL AREA 873.06 SQ FT / 81.11 SQ M  
SEANHEANEY: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024.

## Viewing

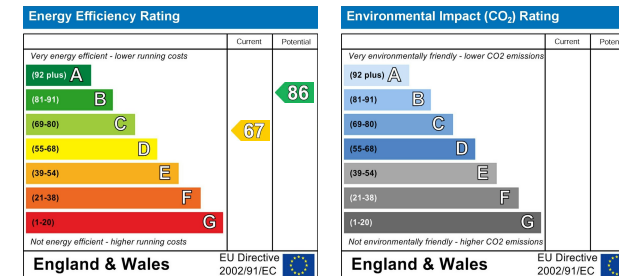
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 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.
- 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.
- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 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

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk