



**Alston Road, High Barnet, Hertfordshire, EN5**

**Asking Price: £635,000**

*Freehold*

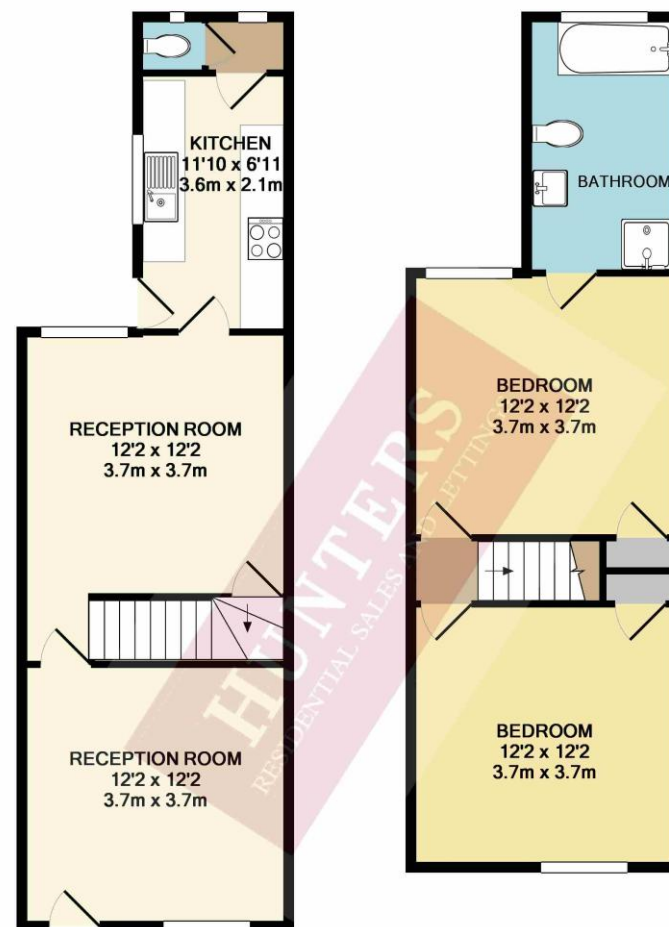
# Alston Road, High Barnet, Hertfordshire, EN5

This charming two-bedroom cottage benefits from a 40ft south-east facing garden and is ideally located in a sought-after residential area, close to highly regarded schools, High Barnet town centre, and the Northern Line underground station.

Beautifully presented throughout, the accommodation combines character features with modern comforts, including period details, sash windows, a stylish four-piece first-floor bathroom with underfloor heating, a ground-floor WC, and a well-appointed fitted kitchen. The front reception room features exposed wooden floorboards and an attractive fireplace, with a separate dining room leading to kitchen.

The property enjoys a convenient location within easy reach of High Barnet town centre, offering an excellent selection of shops, cafés, bars, and restaurants. Residents can also enjoy the popular Saturday food market and The Spires Shopping Centre, home to Waitrose, H&M, and Anytime Fitness. High Barnet Underground Station (Northern Line, Zone 5) provides excellent transport links, while a number of highly regarded schools are nearby, including Foulds and Christchurch Primary Schools, Queen Elizabeth's Boys' Grammar School, Queen Elizabeth's Girls' School, and Ark Pioneer Academy.

- **PERIOD TERRACE COTTAGE**
- **TWO DOUBLE BEDROOMS**
- **FOUR PIECE FIRST FLOOR BATHROOM**
- **RECEPTION ROOM**
- **DINING ROOM**
- **FITTED KITCHEN**
- **40' SOUTH EAST FACING GARDEN**
- **GROUND FLOOR W.C.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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**Reference: BRN180147**