



Alverstone Avenue, Barnet, EN4 8ED

Asking Price: £895,000

Freehold

Alverstone Avenue, Barnet, EN4 8ED

This immaculate Four Bedroom semi-detached house is located on this quiet residential road and comes with spacious open plan kitchen/living space, separate reception room and off street parking.

Ground floor accommodation comprises, bright entrance hall, bay fronted reception room with folding doors leading to open plan kitchen entertainment room with under flooring heating, large island, utility room with W/C. Three bedrooms to the first floor with four piece family bathroom & fourth bedroom to the top floor with en-suite and eaves storage. Externally there is a raised decking area leading to neatly tended garden, garage/store room to the front & off street parking.

The house is ideally located for well regarded local school, Oakhill Park and is within walking distance to Oakleigh Park Overground Station which offers direct transport links into London's Kings Cross & Moorgate.

- **FOUR BEDROOM SEMI-DETACHED HOUSE**
- **OPEN PLAN KITCHEN LIVING ROOM**
- **SEPARATE RECEPTION ROOM**
- **GARDEN & DECKING AREA**
- **BI-FOLD DOORS**
- **UTILITY ROOM & W/C**
- **FOUR PIECE FAMILY BATHROOM**
- **EN-SUITE**
- **OFF STREET PARKING**
- **COUNCIL TAX BAND E**



Alverstone Avenue, East Barnet, Barnet, EN4

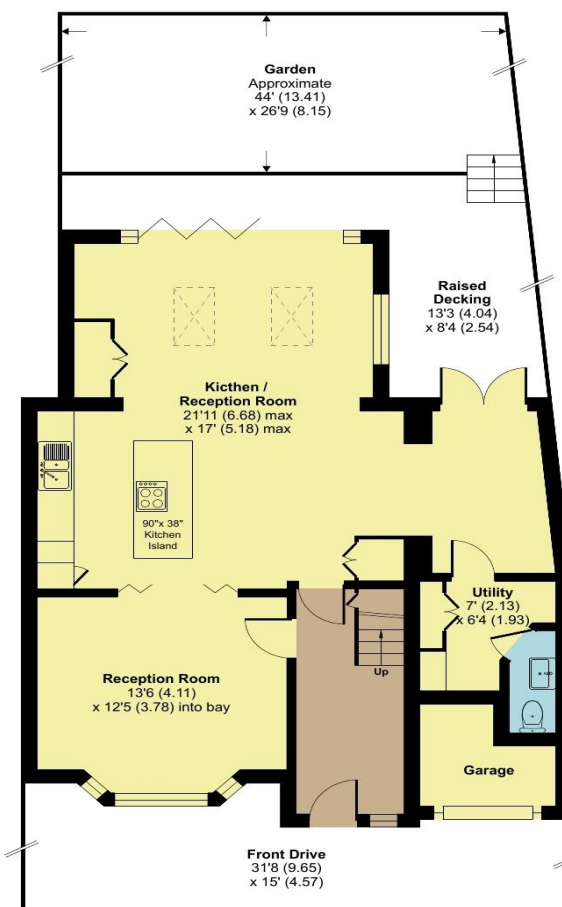
Approximate Area = 1414 sq ft / 131.3 sq m (excludes garage)

Limited Use Area(s) = 139 sq ft / 12.9 sq m

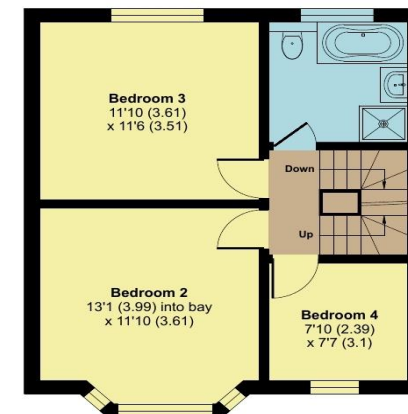
Total = 1553 sq ft / 144.2 sq m

For identification only - Not to scale

Denotes restricted head height



**SECOND FLOOR
APPROX FLOOR
AREA 291 SQ M
(27 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 43 SQ M
(463 SQ FT)**

**GROUND FLOOR
APPROX FLOOR
AREA 74.2 SQ M
(799 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1130371











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. 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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