



Alverstone Avenue, Barnet, EN4 8EB

Asking Price: £725,000

Freehold

Alverstone Avenue, Barnet, EN4 8EB

Offered **CHAIN FREE** this four bedroom semi-detached house with off street parking & garage is located on this quiet turning moments from Oakleigh Park Station and provides further scope to extend (STPP).

Accommodation comprises of 24ft through reception room, kitchen diner, garage and 59ft South west facing garden. Three bedrooms to the first floor with family bathroom and a further bedroom to the loft.

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

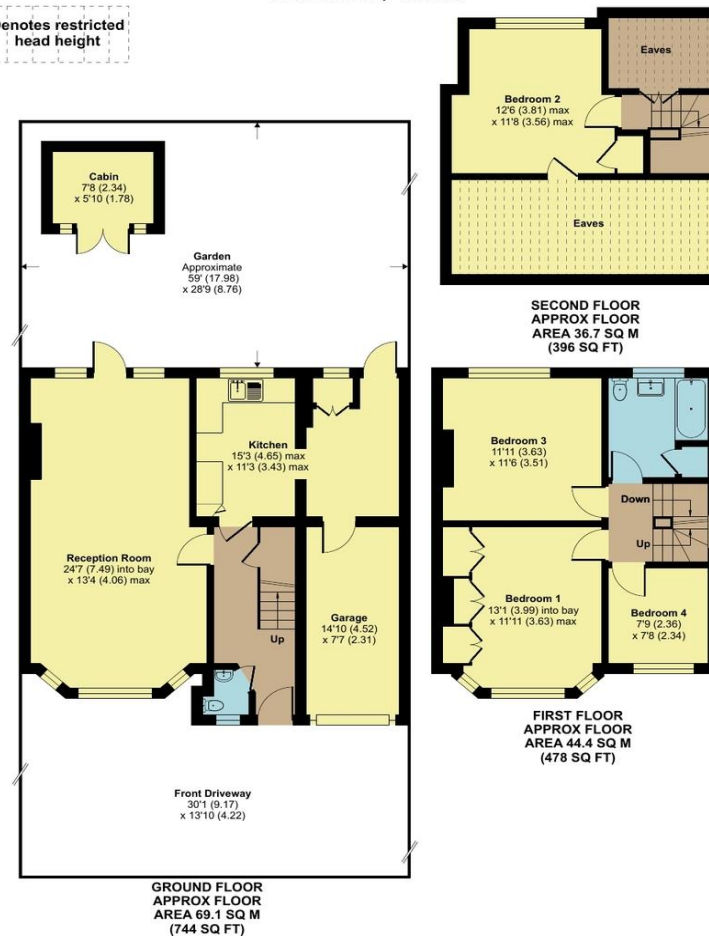
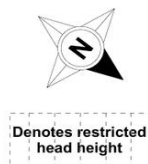
- **CHAIN FREE SEMI DETACHED HOUSE**
- **FOUR BEDROOMS**
- **24FT THROUGH RECEPTION ROOM**
- **POTENTIAL TO EXTEND STPP**
- **59FT SOUTH WEST FACING GARDEN**
- **KITCHEN DINER**
- **FAMILY BATHROOM**
- **GARAGE & OFF STREET PARKING**
- **MOMENTS FROM OAKLEIGH PARK STATION**
- **COUNCIL TAX BAND F**



Alverstone Avenue, East Barnet, Barnet, EN4

Approximate Area = 1251 sq ft / 116.2 sq m
Limited Use Area(s) = 216 sq ft / 20 sq m
Garage = 106 sq ft / 9.8 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 1618 sq ft / 150.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1068770











Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	42 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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