



St Albans Road  
High Barnet



# Sunshine Cottage

## 8 St Albans Road

### High Barnet, EN5 4JX

£535,000

\*\*\* CHAIN FREE \*\*\* Situated in the heart of High Barnet, a beautifully presented 2 double bedroom character cottage that has been thoughtfully extended and completely refurbished by the current vendor. The property provides bright and spacious accommodation throughout and comprises a large living/dining room, guest w.c, modern fitted kitchen with breakfast area, a wonderful conservatory/sun lounge, 2 generous double bedrooms and a first floor shower room. Externally there is a pretty, low maintenance rear garden and a picket fenced, small front garden.

Located just a few moments walk from High Barnet's high street offering a selection of shops and restaurants and the renovated Spires shopping centre. The picturesque Hadley Green with Joslins Pond, Old Fold Manor golf course and High Barnet underground station (Northern Line) are easily accessed on foot. The closest overground stations are Hadley Wood and New Barnet - both are approximately 2 miles away. The area also boasts many renowned state and private schools.
























Local Authority: Barnet  
Council Tax band: D  
Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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## **STATONS BARNET**

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