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**Eversleigh Road  
Barnet**





# 46 Eversleigh Road Barnet EN5 1ND

OIEO £825,000

**\*\*\* CHAIN FREE \*\*\*** A beautifully presented 3 bedroom family home, situated on this sought after residential road. The property has been thoughtfully extended and offers bright and spacious, well planned accommodation throughout.

Comprising a welcoming entrance hall, a ground floor shower room with door to the integral garage, an open plan double length reception room leading into the kitchen area, and a further large reception room which is open to the conservatory.

On the first floor there is a wonderful principal bedroom suite with dressing room and a luxurious en suite. There are also 2 additional bedrooms and a modern family bathroom.

Externally there is a well maintained and low maintenance, paved rear garden with storage shed. At the front of the property there is a large driveway leading to the garage.

Further benefits include; potential to convert the garage and loft to create additional living accommodation, subject to the relevant planning and Barnet United Synagogue is a short walk away.

Eversleigh Road is ideally located for the commuter, with both New Barnet mainline station and High Barnet underground station (Northern Line) within easy reach. The Spires shopping centre, Everyman Cinema, Sainsburys and Pure fitness gym are also nearby. The area has many private and state sought after schools.

























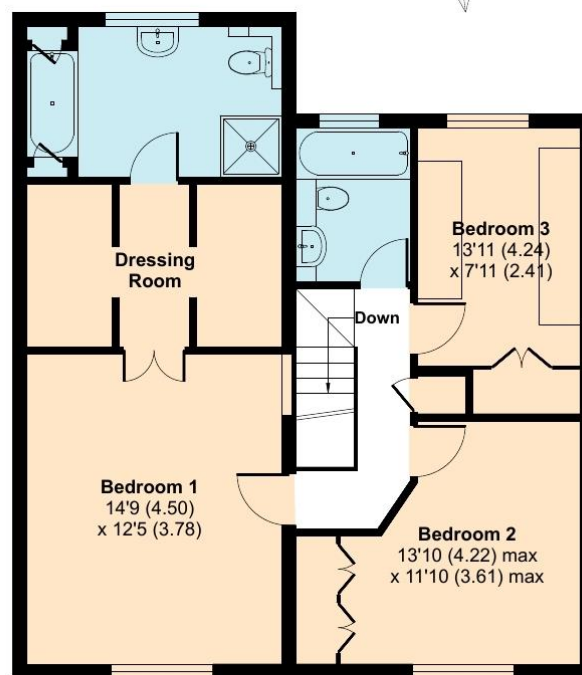
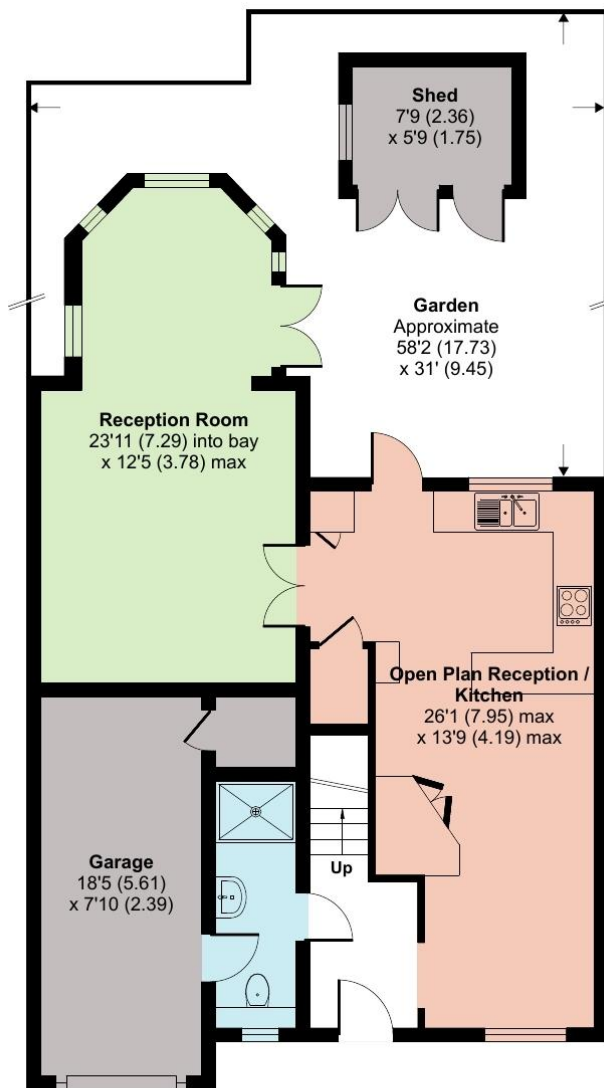





# Eversleigh Road, Barnet, EN5

Approximate Area = 1448 sq ft / 134.5 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Outbuilding = 45 sq ft / 4.1 sq m  
 Total = 1653 sq ft / 153.4 sq m  
 For identification only - Not to scale

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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## STATONS BARNET

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