

Crescent Road
Barnet, Hertfordshire, EN4 9RJ
Price £950,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 5 | Bathrooms 3 | Receptions 3





98 Crescent Road
Barnet, Hertfordshire
EN4 9RJ



*****CHAIN FREE***** We are delighted to offer for sale this well presented period family home .The property was built in 1899 and provides bright and spacious accommodation throughout. The property is arranged over 3 levels and boasts a wealth of features and comprises a welcoming entrance hall, open plan reception room with feature fireplace and dining area, generous kitchen/breakfast room with feature fireplace and double doors opening onto the rear garden, second floor bedroom with en suite shower room, 3 further double bedrooms and a family bathroom. There is an additional self-contained annexe comprising open plan living room/kitchen, further reception area, 1 bedroom and a shower room. Externally there is a paved and gated front garden, good sized rear garden of approx 155', mainly laid to lawn with mature borders and a substantial timber garden room with light and power , suitable as an office, workshop, gym.

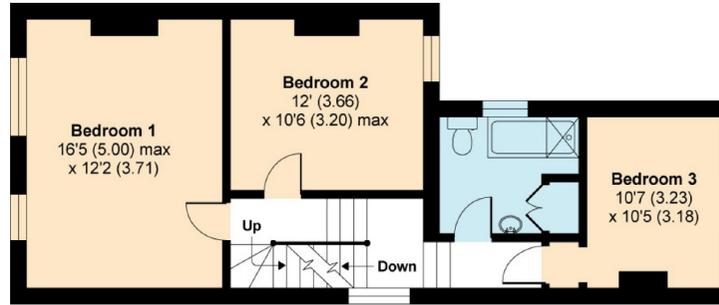
For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .



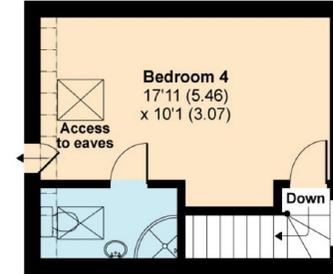
Crescent Road, Barnet, EN4

APPROX. GROSS INTERNAL FLOOR AREA 2059 SQ FT 191.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)
OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 245 SQ FT 22.8 SQ METRES

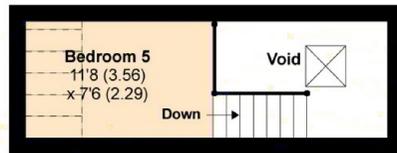
Denotes restricted head height



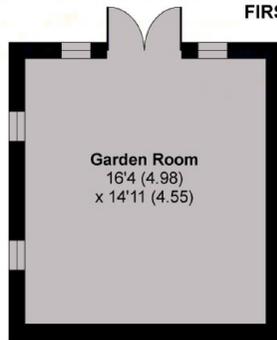
FIRST FLOOR 1



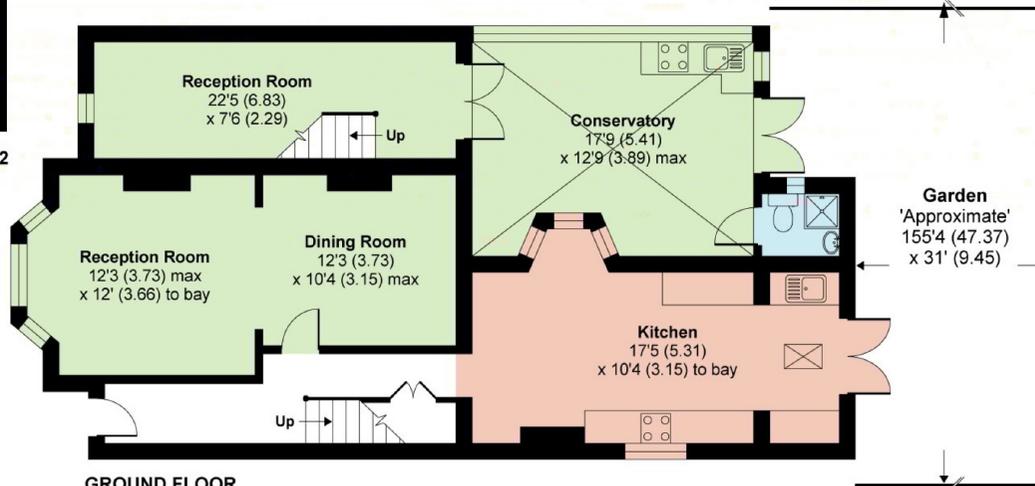
SECOND FLOOR



FIRST FLOOR 2



OUTBUILDING



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Statons REF : 367699

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
80	50	79	15	45	15



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.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com