



# Crescent Road Barnet





# Crescent Road, Barnet, EN4 9RJ

## £875,000

We are delighted to offer for sale this well presented detached period family home. The property is bright and spacious throughout and offers versatile accommodation.

You enter via a welcoming entrance hall which leads onto a wonderful double length reception room, 2 further reception rooms (currently used as therapy rooms), a large kitchen/breakfast room and a guest w.c.

The first floor offers 3 generous sized bedrooms and family bathroom.

Externally there is a good sized rear garden with sun terrace, garden shed and side access. There is also Off street parking to the front.





































YOU  
ARE  
SO  
LOVED













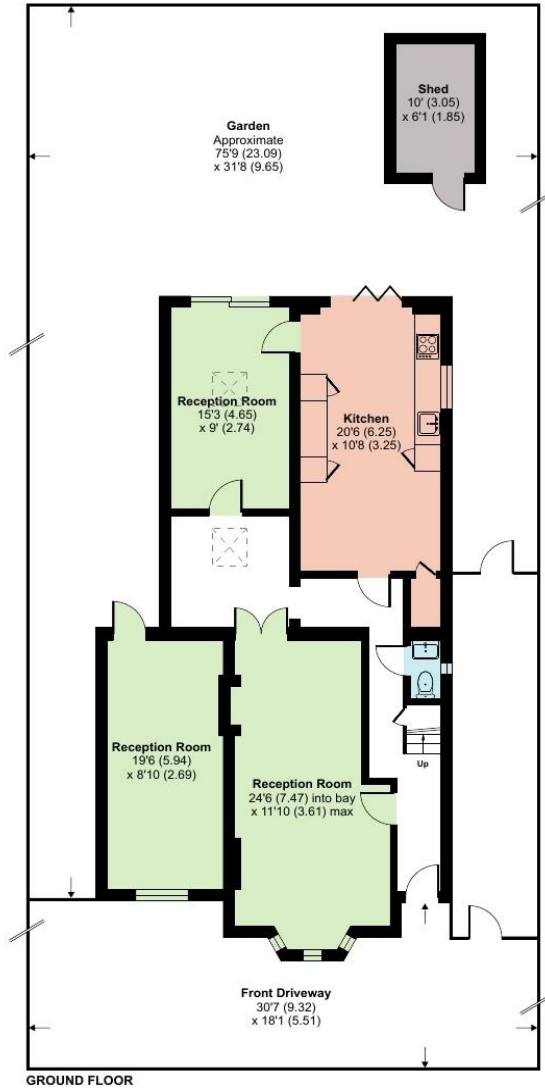


# Crescent Road, Barnet, EN4

Approximate Area = 1608 sq ft / 149.3 sq m  
 Shed = 60 sq ft / 5.5 sq m  
 Total = 1668 sq ft / 154.8 sq m  
 For identification only - Not to scale



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Statons. REF: 1087269

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.



# STATONS

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