

Crescent Road, Barnet, EN4 9RF £675,000

*** CHAIN FREE *** We are delighted to offer for sale this well presented 3 bedroom semi detached home that is situated within easy reach of the local amenities of New Barnet. The property offers bright and spacious accommodation throughout and comprises a welcoming entrance hall, 2 reception rooms with feature fireplaces, a modern contemporary kitchen/breakfast room and a utility room. On the first floor there are 2 good size bedrooms and a large family bathroom with shower cubicle and bath tub. On the top floor there is a double bedroom with en suite shower room and ample eaves storage. Externally there is an attractive, south facing, low maintenance rear garden and driveway parking.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The area is also served by numerous bus routes. The local Sainsburys is within walking distance along with many other amenities, such as the Everyman Cinema, New Barnet Leisure Centre and Pure Fitness gym. The area has many well regarded schools both private and state.

































Crescent Road, Barnet, EN4 Approximate Area = 1353 sq ft / 125.7 sq m

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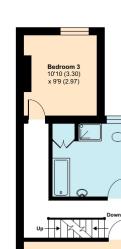
For identification only - Not to scale

Denotes restricted head height



Local Authority: Barnet Council Tax band: E

Tenure: Freehold



x 10'10 (3.30)

FIRST FLOOR



Energy Efficiency Rating Current Potential Very energy efficient - lower running costs A (81-91)79 C (69-80)(55-68)E (39-54)F (21-38)G (1-20)Not energy efficient - higher running costs EU Directive England, Scotland & Wales 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). @n/checom 2024. Produced for Statons. REF: 1094641

GROUND FLOOR

Frontage Approximate 18'4 (5.59)

x 18'2 (5.54)

Rear Garden Approximate

22'10 (6.96) x 17' (5.18)

Utility

Store 27'1 (8.26) x 2'7 (0.79)

9'10 (3.00) x 6'6 (1.98

15'7 (4.75) ma

Dining Room 14'1 (4.29)

x 9'10 (3.00)

Reception Room

13'11 (4.24) into bay

x 10'9 (3.28)

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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