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**Crescent Road
Barnet**

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.



















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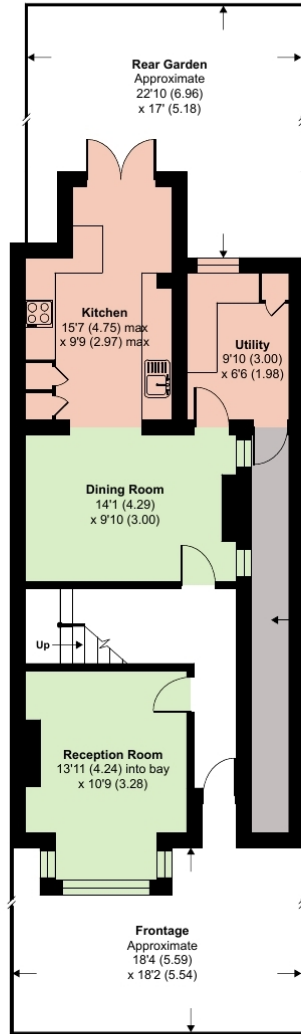




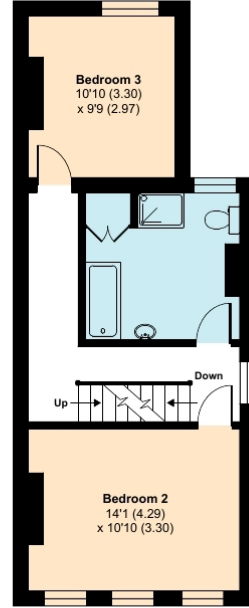




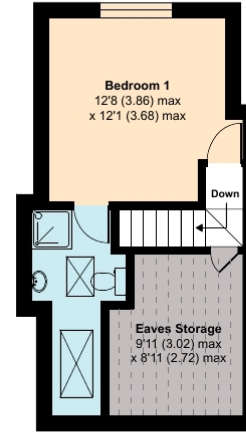




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Crescent Road, Barnet, EN4

Approximate Area = 1353 sq ft / 125.7 sq m

Limited Use Area(s) = 101 sq ft / 9.4 sq m

Store = 66 sq ft / 6.1 sq m

Total = 1520 sq ft / 141.2 sq m

For identification only - Not to scale

Denotes restricted head height



Local Authority: Barnet

Council Tax band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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