

STATONS

www.statons.com

Sutton Crescent
Barnet

STATONS



1 Sutton Crescent, Barnet, EN5 2SW

NO ONWARD CHAIN. This fabulous extended detached home has been refurbished and offers circa. 1340 sq ft of bright, modern and versatile accommodation arranged over two floors.

The ground floor comprises welcoming reception hallway, spacious lounge, open plan kitchen/family dining room utility and guest cloakroom. The first floor has four bedrooms with en-suite to the principal bedroom and a family bathroom.

The tiered rear garden has a lovely seating area to the immediate rear with steps up to lawned area. The frontage is laid to paving and provides off street parking.

Sutton Crescent is within walking distance to local shops, along with the 'The Spires' with its large selection of shops, restaurants, boutiques, coffee shops and High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is nearby with buses also providing frequent services to neighbouring areas. Barnet also boasts an Everyman Cinema and has many renowned highly regarded schools both private and state.





STATONS



STATONS







STATONS



STATONS





SITATIONS

Approximate Gross Internal Area 1339 sq ft - 125 sq m

Ground Floor Area 761 sq ft – 71 sq m

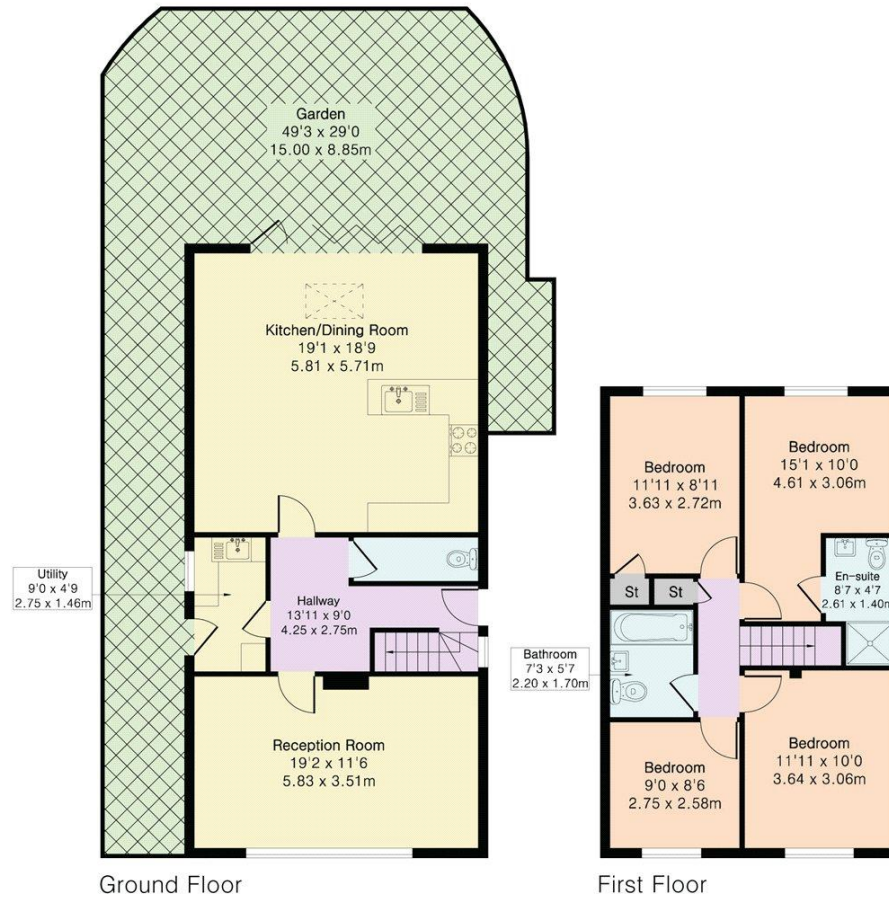
First Floor Area 578 sq ft – 54 sq m



Local Authority: Barnet

Council Tax band: F

Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

www.statons.com

STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com



STATONS