

STATONS

www.statons.com

CRESCENT
ROAD

Crescent Road
Barnet





Crescent Road, Barnet, EN4 9RN

Welcome to this beautifully presented five-bedroom semi-detached period home, perfectly blending timeless character with modern comfort. Situated in a sought-after location, this spacious property boasts exceptional decoration throughout, offering an inviting and stylish living environment.

Step inside to find two elegant reception rooms, ideal for both relaxing and entertaining. The large kitchen provides ample space for cooking and dining, with plenty of natural light creating a warm and welcoming atmosphere. Arranged over the first and second floors there are 5 well proportioned bedrooms, 1 of these has a contemporary shower room and luxurious family bathroom. Additional convenience comes in the form of a basement, offering extensive storage solutions.

Outside, the property benefits from a delightful, beautifully maintained rear garden of approx 250' in length, perfect for outdoor enjoyment, as well as off-street parking, ensuring practicality for modern family living.

Crescent Road is located in the desirable Barnet EN4 area, renowned for its excellent schools, green spaces, and fantastic transport links. With convenient access to local shops, cafes, and amenities, as well as easy connections to central London via Oakwood and Cockfosters Tube Stations, this home offers the perfect balance of suburban tranquillity and city convenience.





ESMA & MIKE
17-8-2019

ESMA AND MICHAEL

MINI

R. ANTOPELIA























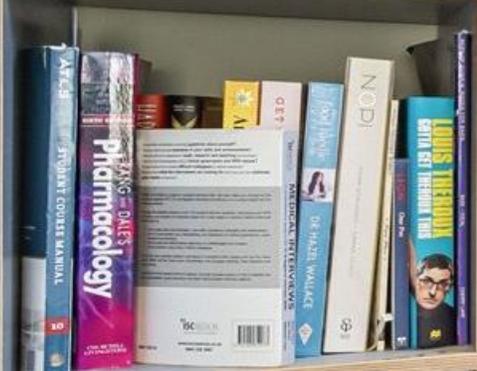






CHAPEAUX











Approximate Gross Internal Area 2100 sq ft - 196 sq m

Lower Ground Floor Area 318 sq ft – 30 sq m

Ground Floor Area 934 sq ft – 87 sq m

First Floor Area 545 sq ft – 51 sq m

Second Floor Area 303 sq ft – 28 sq m



Local Authority: Barnet

Council Tax band: F

Tenure: Freehold



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 as defined by RICS code of measuring practise. No guarantee is given on 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		
69-80	C		75 C
55-68	D	61 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

