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Sutton Crescent
Barnet

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1a Sutton Crescent, Barnet, EN5 2SW

NO ONWARD CHAIN. This wonderful newly constructed home offers circa 1255 sq ft of versatile, modern living accommodation arranged over two floors.

The ground floor comprises spacious reception hallway, lounge, open plan kitchen/family/dining room, utility and shower room. The first floor comprises three bedrooms, one with ensuite facilities and a family bathroom.

The beautifully landscaped tiered rear garden benefits from a fabulous 26' detached studio, ideal for use as outdoor office or gym. 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.







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**Approximate Gross Internal Area 1255 sq ft - 116 sq m
(Excluding Outbuilding)**

Ground Floor Area 725 sq ft – 67 sq m
 First Floor Area 530 sq ft – 49 sq m
 Outbuilding Area 348 sq ft – 32 sq m



Local Authority: Barnet
 Council Tax band: TBC
 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		92 A
81-91	B	85 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.

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