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Pepys Crescent
Barnet

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Pepys Crescent, Barnet, EN5 3EG

This fabulous extended home offers circa 1308 sq ft of bright, modern and versatile living accommodation arranged over two floors.

The ground floor comprises welcoming reception hallway, living room, lovely kitchen opening to family/dining area with further study area, guest wc. The first floor comprises three bedrooms with en-suite in principal and a family bathroom.

The rear garden benefits from side access and is mainly laid to lawn with a hardstanding area to the rear housing a garden shed. The frontage is laid mainly to paving and provides off street parking.

Pepys Crescent is a peaceful residential street set within a leafy suburban neighbourhood close to local amenities, parks, and well-regarded schools including Whittings Hill Primary School and Queen Elizabeth's School. The area offers a friendly, family-oriented atmosphere, while excellent transport links — including nearby High Barnet Underground Station on the Northern Line — provide convenient access into central London. With shops, cafés, and everyday services just a short distance away, it's an ideal location combining tranquillity with practicality.





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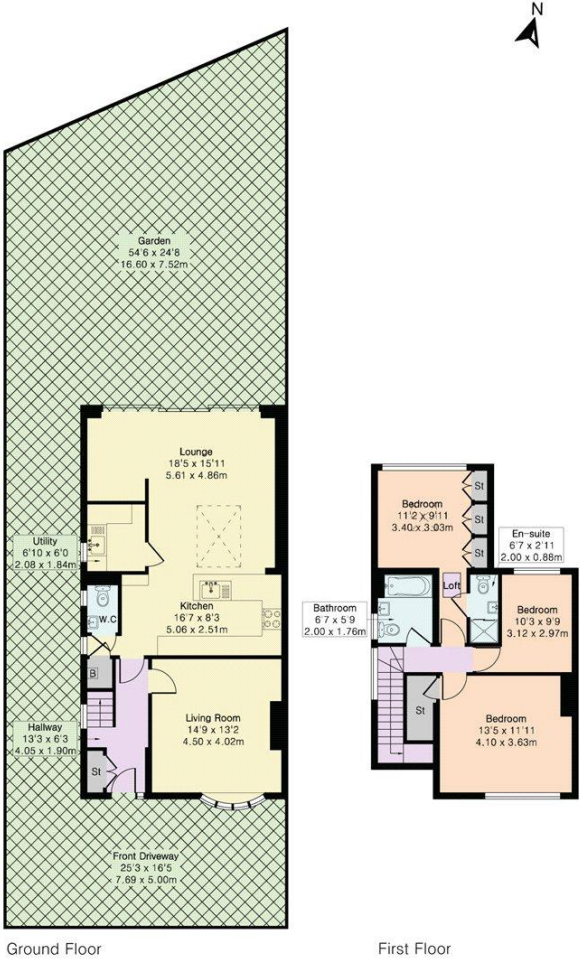








Approximate Gross Internal Area 1308 sq ft - 122 sq m
Ground Floor Area 771 sq ft – 72 sq m
First Floor Area 537 sq ft – 50 sq m



Local Authority: Barnet
Council Tax band: D
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		86 B
69-80	C	74 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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