Crescent Road, Barnet, North London, EN4

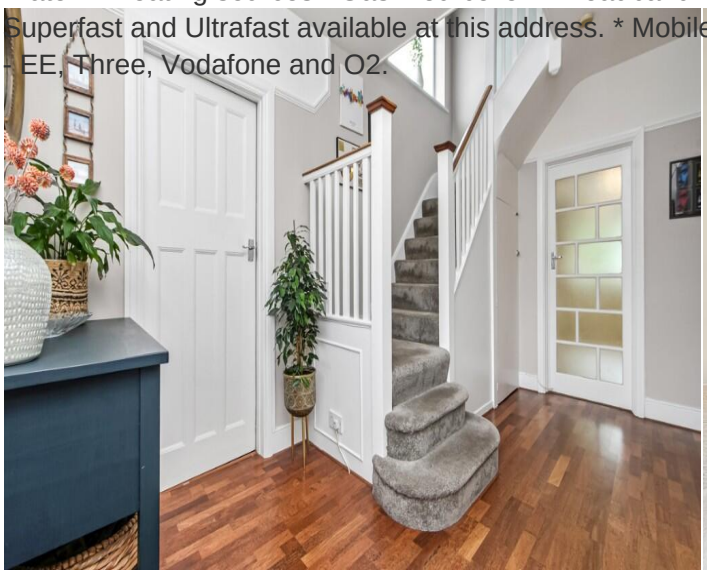
Guide Price £860,000



Full Description

Crescent Road in East Barnet is a residential area characterised by a mix of Victorian and Edwardian homes. Located in the London Borough of Barnet, it offers a peaceful suburban environment with access to local amenities, parks, and good transportation links to central London. The house was built in the 1920's and is ideally located to take advantage of the tube and local schools together with the surrounding open spaces of Hadley Common and Oak Hill Park. Cockfosters underground station is a 5 minute drive (Piccadilly Line) and New Barnet Nation Rail station is a 10 minute walk. There are also regular bus services to Barnet and Southgate. test This handsome semi detached house is situated on Crescent Road. On entering the property, there is a bright entrance hall with under stairs cupboard, living room, large dining room with skylight, study, eat in kitchen with utility and shower room. The kitchen is at the rear and has been extended to provide a light and airy room with doors leading directly to the garden. Upstairs, there are three double bedrooms and one single bedrooms. There is a recently refurbished family bathroom with bath, sink and toilet. The property has gas central heating via a gas boiler with hot water tank (megaflo) and is double glazed throughout. The property benefits from a private driveway at the rear of the property accessed via St Wilfrid's Road. There is also a garage which has been converted into a studio/gams room. Accommodation (See floorplan for sizes) Ground Floor Reception 1 Reception 2/Dining Room Kitchen/Breakfast Room Utility Room Shower Room Office/Study First Floor Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4 Bathroom Gross Internal Area 130.7m2 (1,407ft2) Studio/Games Room 18.6m2 (200ft2) Terms Offers are invited in the

region of £860,000 for the freehold with vacant possession. EPC The property is in band D for the Energy Performance Certificate. Council Tax The property falls within the London Borough of Barnet and is in council tax band E. For the period 2025/2026 the council tax payable would be £2,487.85. * Has the property been flooded in the last 5 years? No. * Is the property listed? No. * Is the property in a conservation area? No. * Are there any public rights of way across the property? No. Utilities / Services. * Electric Supply - Octopus * Water Supply - Affinity * Sewage - Thames Water. * Heating sources - Gas fired boiler * Broadband Type - Standard, Superfast and Ultrafast available at this address. * Mobile Signal/Coverage - EE, Three, Vodafone and O2.



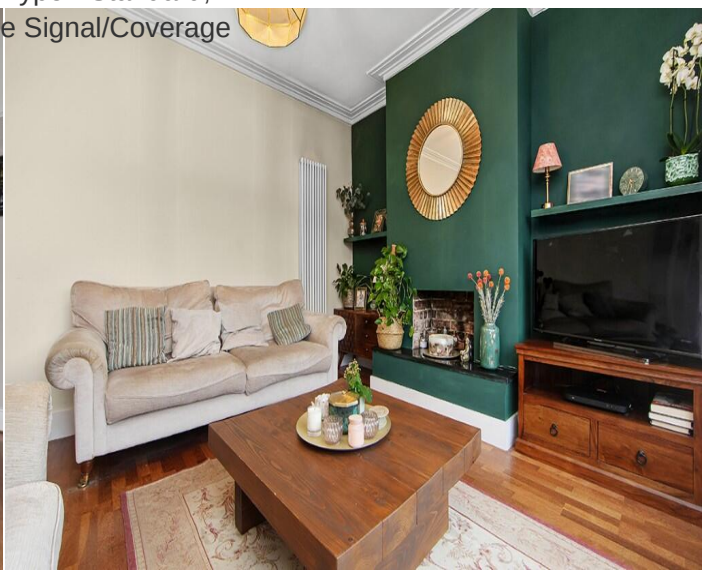


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