



19A CRESCENT EAST, BARNET EN4 0EY

Asking Price £1,150,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

Built in 1888 and once home to Salvation Army founder William Booth, is this unique and beautifully presented four bedroom, two bathroom semi-detached family home situated in a conservation area on one of the most prestigious roads in Hadley Wood.

The property comprises of a bright and spacious living room with a big bay window and stained glass, a feature fireplace, high ceilings and ornate corning. A large open plan kitchen / breakfast room featuring integrated appliances including a gas hob, double oven, extractor hood and splash back tiles with direct access through French doors on to the beautifully presented easy to maintain courtyard garden.

To first floor is a large master bedroom enjoying superb views over landscaped gardens, a generously sized second bedroom which is currently being used as a dining room, both with fitted wardrobes and a contemporary part tiled three piece family bathroom.

To second floor you will find a further two double bedrooms, one of which enjoys surrounding views of the neighborhood and a stylish three piece bathroom.

To the front of the property is a private block pave driveway for two vehicles and a front garden leading to the entrance.





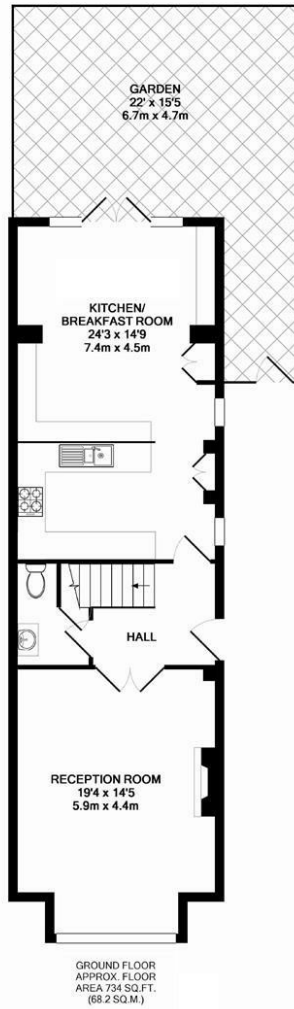
## Property Features

- RECEPTION ROOM - 19'4 X 14'5
- KITCHEN / BREAKFAST ROOM - 24'3 X 14'9
- BATHROOM
- PRIVATE DRIVEWAY
- HEART OF HADLEY WOOD
- BEDROOM 1 - 15'9 X 14'8
- BEDROOM 2 - 16'3 X 14'7
- BEDROOM 3 - 17'1 X 8'8
- BEDROOM 4 - 13'3 X 8'8

## Agents Notes

Further benefits include, ample storage including eaves cupboards in both top bedrooms, loft, side access and downstairs WC .

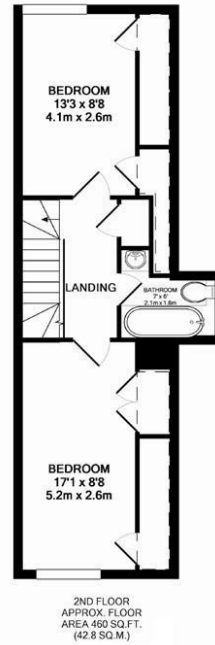
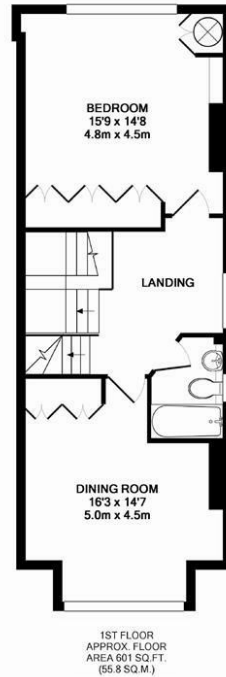
Situated close to Hadley Wood Golf Club, Hadley Wood Tennis Club, Hadley Wood Overground Station which goes to Kings Cross Station and access to nearby parks and woodland. The property is also within easy reach of well-regarded local schools.



**TOTAL APPROX. FLOOR AREA 1796 SQ.FT. (166.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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