



Cromer Road

New Barnet, EN5 5HT

Guide Price £563,000



Cromer Road

New Barnet, EN5 5HT

* CHAIN FREE *

Conveniently placed for COMMUTERS being situated between NEW BARNET MAINLINE STATION and HIGH BARNET UNDERGROUND. This END OF TERRACE FAMILY HOME offers versatile accommodation in a QUIET CUL-DE-SAC TURNING.

Currently a FIVE BEDROOM RESIDENCE, this spacious house is arranged over THREE LEVELS and comprises; two bedrooms and a GUEST CLOAKROOM on the ground floor, extensive reception and large kitchen on the first floor and three further bedrooms and a family bathroom on the second floor.

Based in a sought after location within easy access to local amenities, GOOD & OUTSTANDING SCHOOLS and transport links, this well-connected position presents a DESIRABLE NEIGHBOURHOOD. Close to Hadley Common and Tudor Park the area offers a great opportunity for affordable family living, with EXCELLENT SCOPE.

Further benefits include a recently replaced boiler, OFF-STREET PARKING, side access leading to a wide rear garden and front views over the green. The house is also well situated for JCOS and Queen Elizabeth Grammar for both the Girls and Boys School.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





GROUND FLOOR

Extensive Hallway & Storage Cupboards

Bedroom 1

17'3" x 8'2" (5.26 x 2.49)

Bedroom 2

10'4" x 7'4" (3.15 x 2.26)

Covered Garden Terrace

20'10" x 7'9" (6.36 x 2.38)

Guest Cloakroom

FIRST FLOOR

Living Room

17'7" x 16'7" (5.38 x 5.08)

Kitchen

16'7" x 7'4" (5.08 x 2.26)

SECOND FLOOR

Landing

Bedroom 3

11'7" x 10'7" (3.55 x 3.25)

Bedroom 4

11'7" x 10'7" (3.54 x 3.25)

Bedroom 5

7'10" x 7'10" (2.40 x 2.40)

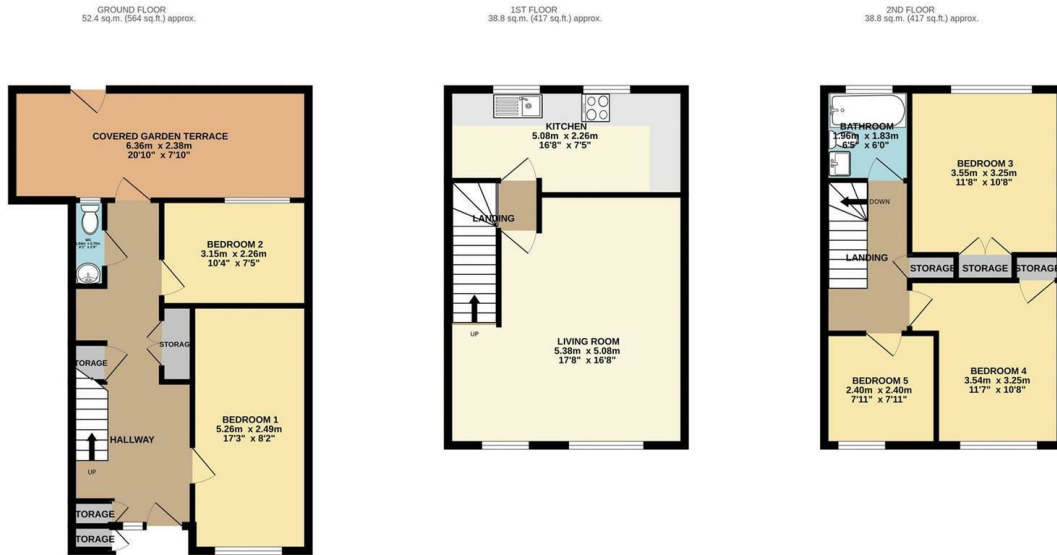
Family Bathroom

6'5" x 6'0" (1.96 x 1.83)

GARDEN (extends)

34'2" (10.42)

Floor Plan

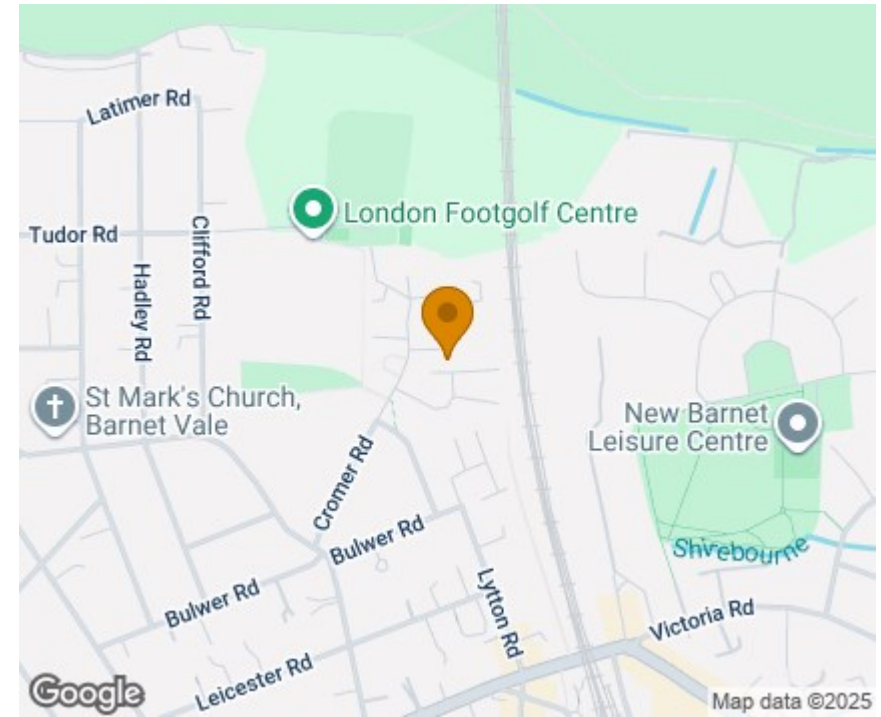


GARDEN EXTENDS TO 10.42M
TOTAL FLOOR AREA: 129.9 sq.m. (1398 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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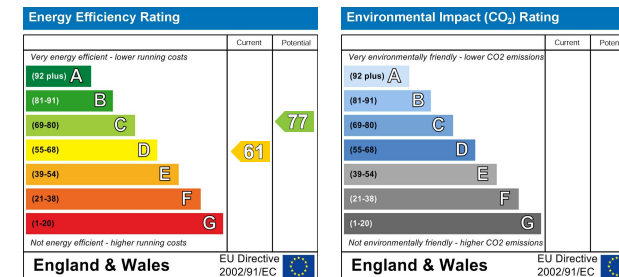
Area Map



Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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