

# Sean Heaney

HOMES & PROPERTY



**Crescent Road**  
Barnet, EN4 9RS  
£685,000

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## Crescent Road

Barnet, EN4 9RS

A LARGE SEMI-DETACHED HOME offering FAMILY SIZED ACCOMMODATION including THREE DOUBLE BEDROOMS and a superb OPEN PLAN KITCHEN/LIVING/DINING AREA which opens onto the rear garden and terrace. The property is extremely well presented and benefits from a modern décor, fitted kitchen, two bathrooms (1 EN SUITE), gas central heating and double glazing. Externally, there is a PROFESSIONALLY LANDSCAPED REAR GARDEN which is an outstanding feature of this lovely property. There is a LARGE ELEVATED SUN DECK with steps leading down to the lawn area and an abundance of well stocked flowers and shrubs creating a high degree of privacy. To the rear of the garden there is gated access to Pymme's Brook. Crescent Road is conveniently situated close to NEW BARNET MAINLINE (approx. 0.6 mile) and excellent shopping and schooling facilities.

EPC : D

BARNET COUNCIL TAX BAND : D

FREEHOLD

### Entrance Hall

4'10 x 22'1 (1.47m x 6.73m)





**Bedroom 1**  
11'2 x 16'4 (3.40m x 4.98m)

**Lounge**  
10'3 x 14'2 (3.12m x 4.32m)

**Dining Room**  
11'9 x 9'6 (3.58m x 2.90m)

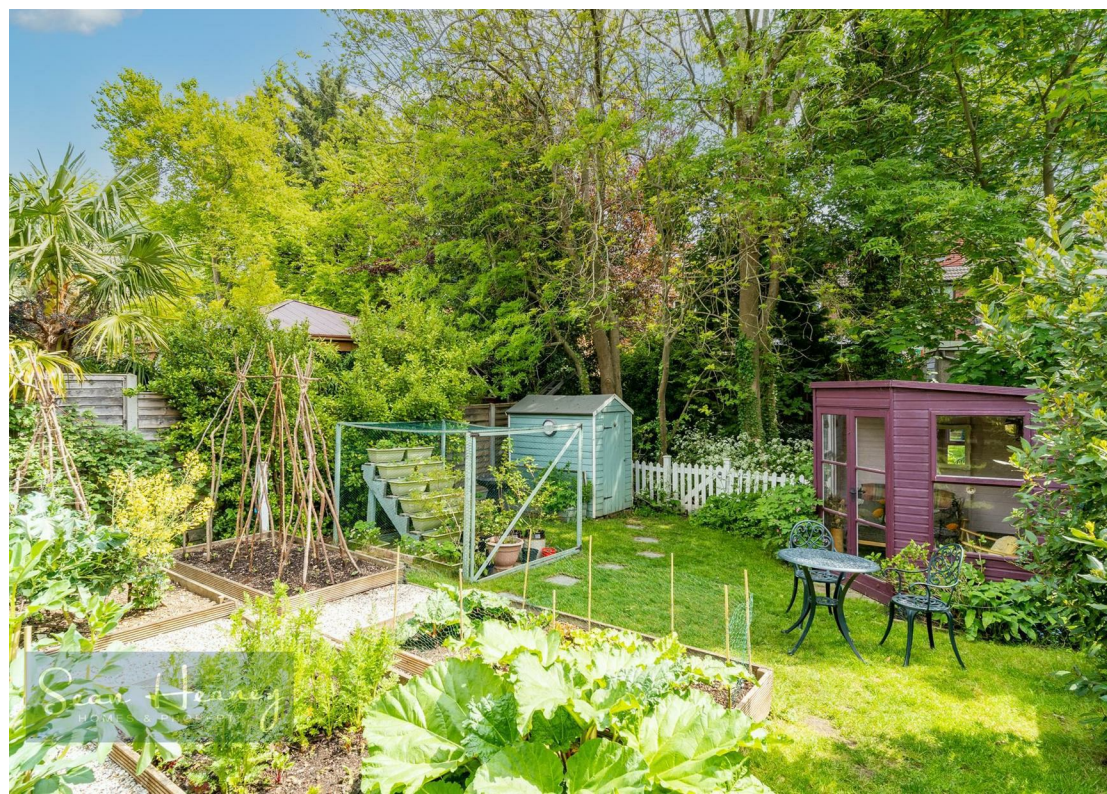
**Kitchen**  
13'5 x 9'6 (4.09m x 2.90m)

**Bedroom 2**  
10'1 x 12'1 (3.07m x 3.68m)

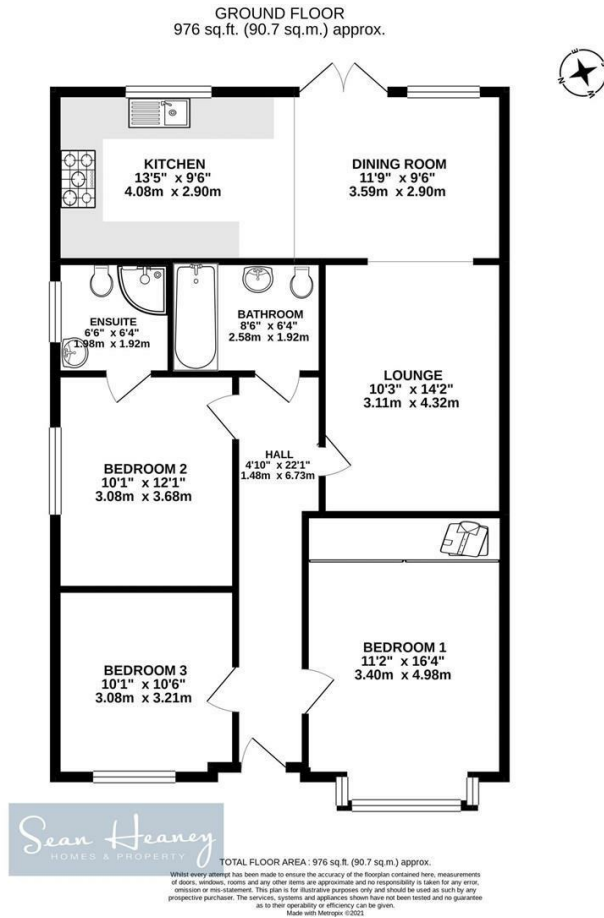
**En Suite**  
6'6 x 6'4 (1.98m x 1.93m)

**Bathroom**  
8'6 x 6'4 (2.59m x 1.93m)

**Bedroom 3**  
10'1 x 10'6 (3.07m x 3.20m)



## Floor Plan



## Viewing

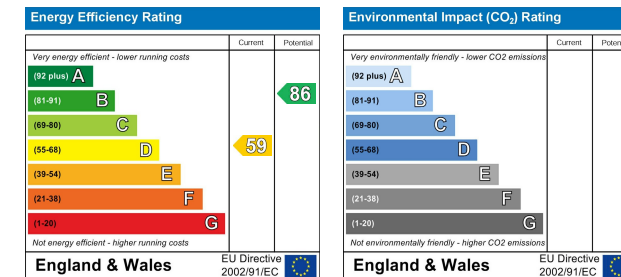
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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## Area Map



## Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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