



Sutton Crescent
High Barnet, Barnet, EN5 2SW
£759,950



Sutton Crescent

High Barnet, Barnet, EN5 2SW

A TOTALLY REFURBISHED DETACHED FAMILY HOME offering THREE BEDROOMS situated within walking distance of High Barnet shopping and transport facilities. The BEAUTIFULLY PRESENTED PROPERTY benefits from OPEN PLAN LIVING with through lounge/dining, kitchen/breakfast room, GUEST CLOAKROOM, UTILITY ROOM, three first floor bedrooms and family bathroom. There is a MATURE WELL MAINTAINED REAR GARDEN, GARAGE to side and OFF STREET PARKING to the front. AN IDEAL LOCATION FOR FAMILIES with many well regarded schools within close proximity.

EPC : D

GROUND FLOOR

Entrance Hall

Reception Room

16'8 x 10'5 (5.08m x 3.18m)

Kitchen/Dining Room

22'7 x 9'5 (6.88m x 2.87m)

Guest Cloakroom

FIRST FLOOR





Bedroom One
12'9 x 10'5 (3.89m x 3.18m)

Bedroom Two
13'4 x 9'5 (4.06m x 2.87m)

Bedroom Three
9'5 x 8'11 (2.87m x 2.72m)

Family Bathroom

GARAGE
20'8 x 8'4 (6.30m x 2.54m)

GARDEN
56'1 x 39'8 (17.09m x 12.09m)



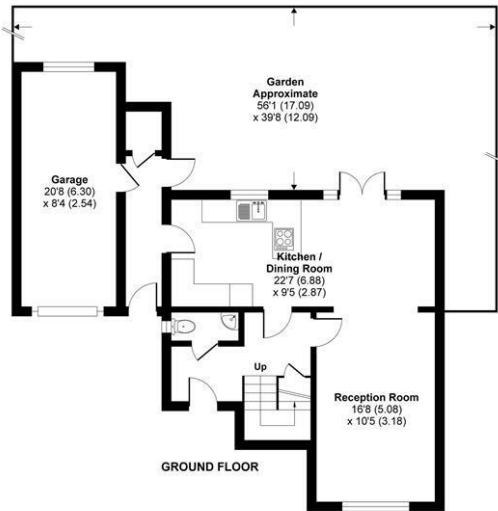
Floor Plan

Sutton Crescent, Barnet, EN5

Approximate Area = 1267 sq ft / 117.7 sq m (includes garage)
 Limited Use Area(s) = 6 sq ft / 0.6 sq m
 Total = 1273 sq ft / 118.3 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2021. Produced for Sean Heaney Homes & Property. REF: 702739

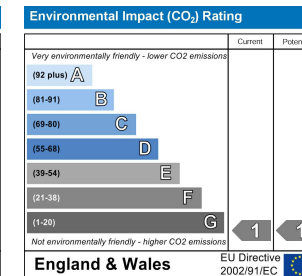
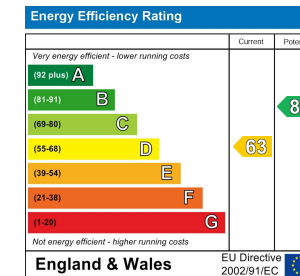
Viewing

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

Area Map



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.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

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

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk