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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
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transparent

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Crescent Road, Barnet EN4

£850,000 FOR SALE

House - Semi-Detached

4 3 2



Crescent Road, Barnet EN4

£850,000

Description

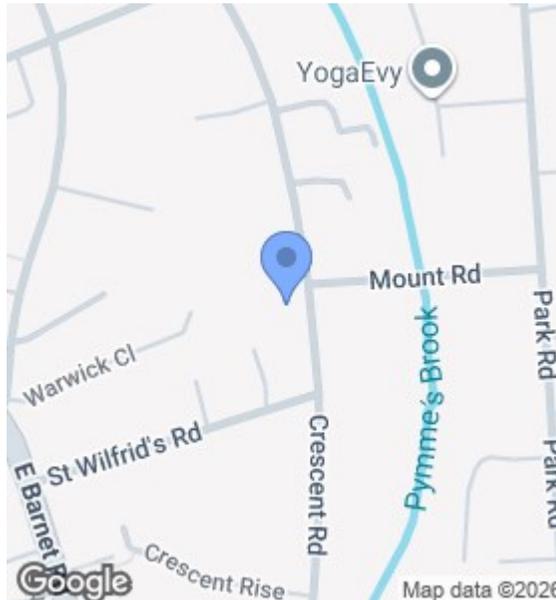
This elegant circa-1910 four-bedroom semi-detached home has been thoughtfully extended and arranged over three generous storeys, creating a superb balance of period character and modern family living. Set on one of Barnet's most sought-after residential roads, the property offers bright, versatile interiors, excellent proportions throughout, and a wonderful sense of privacy. With off-street parking, a secluded rear garden, and easy access to highly regarded schools, transport links and green open spaces, it represents an exceptional opportunity in a prime location.

Bright and spacious reception rooms with period charm

Modern kitchen/dining area with direct access to the garden with bi-folding doors

Key Features

Tenure	Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Barnet
Council Tax	E



Floorplan

Crescent Road EN4

Approx. Gross Internal Area 1683 Sq Ft - 156.35 Sq M
Approx. Gross Eaves Storage Area 96 Sq Ft - 8.92 Sq M
Approx. Gross Shed Area 118 Sq Ft - 10.96 Sq M



Ground Floor
Floor Area 792 sq ft / 73.58 sq m



First Floor
Floor Area 529 sq ft / 49.16 sq m



Second Floor
Floor Area 362 sq ft / 33.63 sq m



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.