



Crescent Road, Barnet

£775,000

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- Attractive, Three Bedroom, Detached Property
- Off Street Parking
- 166Ft Garden
- Close to Sought After East Barnet Village and Cockfosters High Street Cafes, Shops and Amenities
- New Barnet National Rail (Moorgate approx. 31 mins) and Cockfosters Underground (Piccadilly Line) Both Close By
- In Catchment of St Mary's CofE Primary, Danegrove Primary and East Barnet Secondary





Havilands are pleased to offer for sale this ATTRACTIVE, THREE BEDROOM, DETACHED PROPERTY on Crescent Road, EN4. Offering 1,351 sq ft the property benefits from off street parking, an impressive 166ft garden and offers huge potential to modernise and extend (STPP). The property itself is comprised of two reception rooms, kitchen, downstairs w/c and integrated garage/storage room. Up on the first floor there are three bedrooms and family bathroom. Outside the garden extends to an impressive 166ft.

Ideally located on the ever popular Crescent Road the property is close to sought after East Barnet Village and Cockfosters High Street and it's abundance of independent cafes, shops and amenities. Plus green spaces including Trent Park and Oak Hill Park are within easy reach. The property also offers excellent transport links with New Barnet National Rail (Moorgate approx. 31 mins) and Cockfosters Underground (Piccadilly Line) both close by.

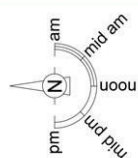
For families the property is in catchment of sought after schools including St Mary's CofE Primary, Danegrove Primary and East Barnet Secondary. Viewing highly recommended.

Tenure: Freehold  
 Local Authority: Barnet  
 Council Tax Band: F (2026/27 £3,080.42)  
 EPC: Currently 43E Potentially 79C

For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

## Crescent Road, EN4

Approximate Gross Internal Area = 1351 sq ft / 125.5 sq m  
(Including Garage / Excluding Shed)



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>79</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>43</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
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Measurer**

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come by and meet the team

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