Armstrong Crescent, Barnet

£575,000

Havilands

the advantage of experience

- Two / three bedroom semi-detached house
- Approx. 1,142 sq ft of internal accommodation
- Reception room / dining room
- Fitted Kitchen
- Two double bedrooms plus loft room
- Family bathroom
- Rear garden measuring approximately 40ft in length
- Off-street parking to the front
- Positioned opposite Victoria Recreation Ground
- Walking distance to New Barnet Station (Moorgate approx. 30 mins) with connections to Overground, Underground & Thameslink services

For more images of this property please visit havilands.co.uk

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Havilands are pleased to offer For Sale this TWO / THREE BEDROOM SEMI-DETACHED HOUSE located on Armstrong Crescent, EN4. Positioned directly opposite Victoria Recreation Ground, the property offers approximately 1,142 sq ft of internal accommodation and further potential to extend (subject to the usual planning consents).

The property comprises a reception room / dining room, fitted kitchen / breakfast room, two double bedrooms, family bathroom, and a loft room, providing useful additional space.

Externally, the property benefits from a rear garden measuring approximately 40ft in length, together with off-street parking to the front. The house has been well maintained by the current owners and offers scope for future improvement.

For those considering schooling options, the property falls within the catchment for Livingstone Primary & Nursery School (Ofsted: Outstanding), Trent CofE Primary School, and JCoSS, making it a particularly appealing option for families.

For commuters, New Barnet Station is within walking distance, providing direct services into Moorgate (approx. 30 minutes), with onward connections to Overground, Underground and Thameslink services. Cockfosters is also within easy reach, offering additional transport links alongside a range of shops and amenities.

Further benefits include proximity to New Barnet Leisure Centre, together with a variety of local shops, amenities and green spaces close by.

Property Information:
Tenure: Freehold
Local Authority: Barnet
Council Tax: Band D (£2035.52 25/26)
EPC Rating: Current 69(C); Potential 77(C)

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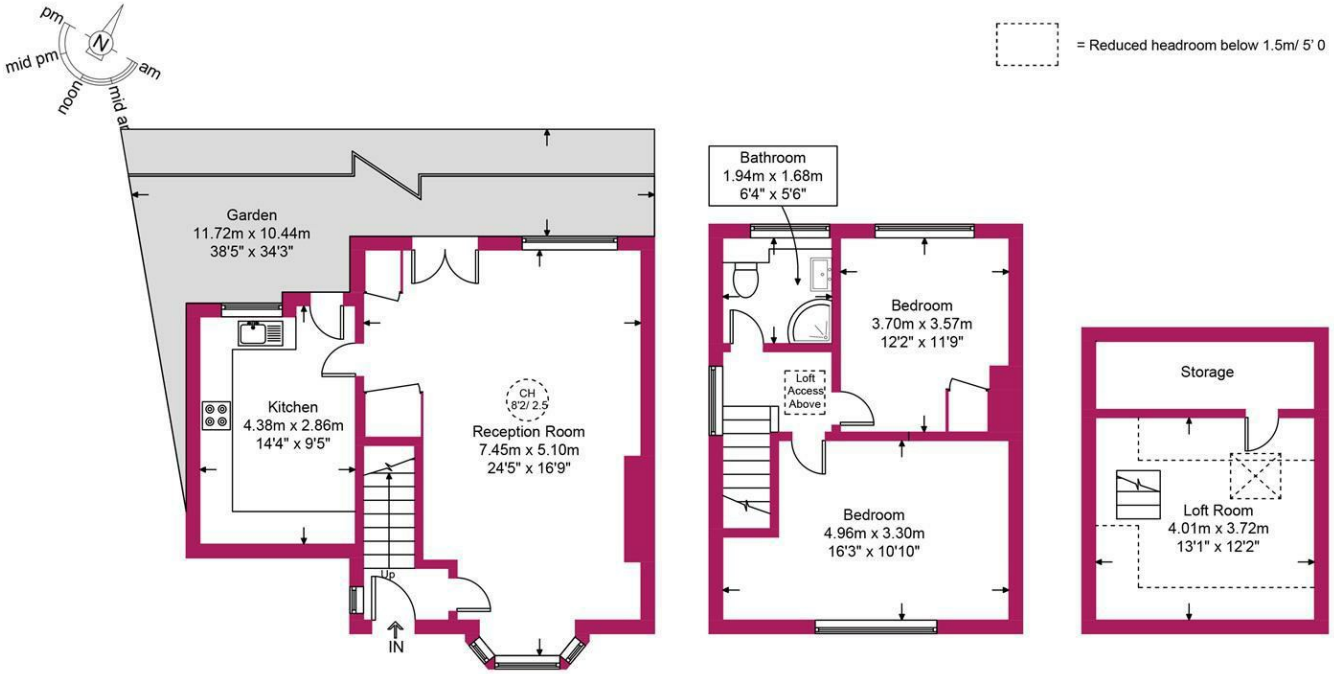
Armstrong Crescent, EN4

Approximate Gross Internal Area = 1142 sq ft / 106 sq m
(Including Restrcted Height)

Restricted Height = 121 sq ft / 11.3 sq m



Ground Floor **First Floor** **Second Floor**

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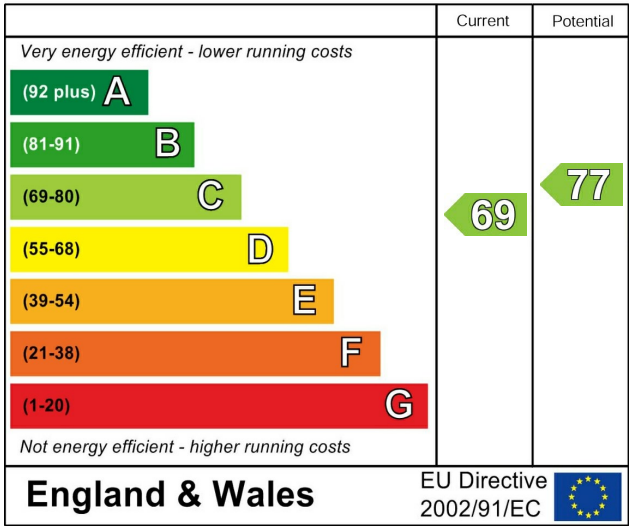
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

Energy Efficiency Rating



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