



## **Crescent Road, Barnet**

Under Offer (SSTC)

£635,000 (Freehold)





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**Baker and Chase are delighted to offer this well presented 3 bedroom Edwardian property, situated in a most convenient and popular location in New Barnet.**

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Baker and Chase are delighted to offer this well presented 3 bedroom Edwardian property, situated in a most convenient and popular location in New Barnet.

Viewings are highly recommended.

The accommodation begins with a hall way leading to a front facing reception room boasting original wood floors and wonderful high ceilings. A spacious kitchen/diner follows providing plenty of space for entertaining, overlooking the rear garden via a conservatory.

The first floor is offered in it's original layout and offers three well proportioned bedrooms a three piece family bathroom suite and loft access which we believe can be extended into (STPP).

Externally the property offers private front and rear gardens. A real gem is found at the foot of the garden, where the tranquil Shirebourne Brook runs.

The location is super convenient, sitting in close proximity to both local and retail supermarkets as well as East Barnet Village. New Barnet mainline station is 0.5 miles away, serving Moorgate in around 30 minutes. Cockfosters station (Piccadilly Line) is a mile way. There is plenty of green space nearby with the popular Barnet Woods and Trent Park being in walking distance. For those with school considerations, the property is well situated for a number of highly regarded schools including Trent CofE Primary, Livingstone & Danegrove Primary, JCoSS and East Barnet Secondary.

Council Tax Band - E

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## Front Garden

Paved area, gas meter box, shrub and plant area.

## Inner Hallway

Original wood flooring, radiator, coving to ceiling, stairs to first floor landing, under stairs storage cupboard housing: electric meter and fuse box, additional storage cupboard, door to front reception, door to kitchen/dining area.

## Front Reception

Original wood flooring, coving to ceiling, uPVC double glazed window to front aspect, radiator, gas fire place with surround.

## Kitchen/Dining Area

Original wood flooring, radiator, uPVC double glazed window to rear aspect, fitted storage cupboard, eye and base level units, space for electric double oven with gas hob, fitted dishwasher, fitted washing machine, stainless steel sink with mixer tap, space for fridge/freezer, under counter lights, plinth lights, access to conservatory.

## Conservatory

Tiled flooring, sliding double glazed door leading to rear garden.

## First Floor Landing

Original wood flooring, doors to all bedrooms, door to bathroom.

## Bedroom One

Coving to ceiling, original wood flooring, radiator, uPVC double glazed window to front aspect, fitted wardrobes.

## Bedroom Two

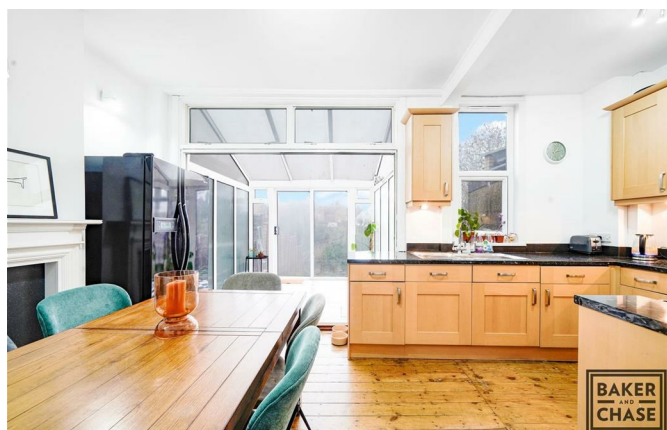
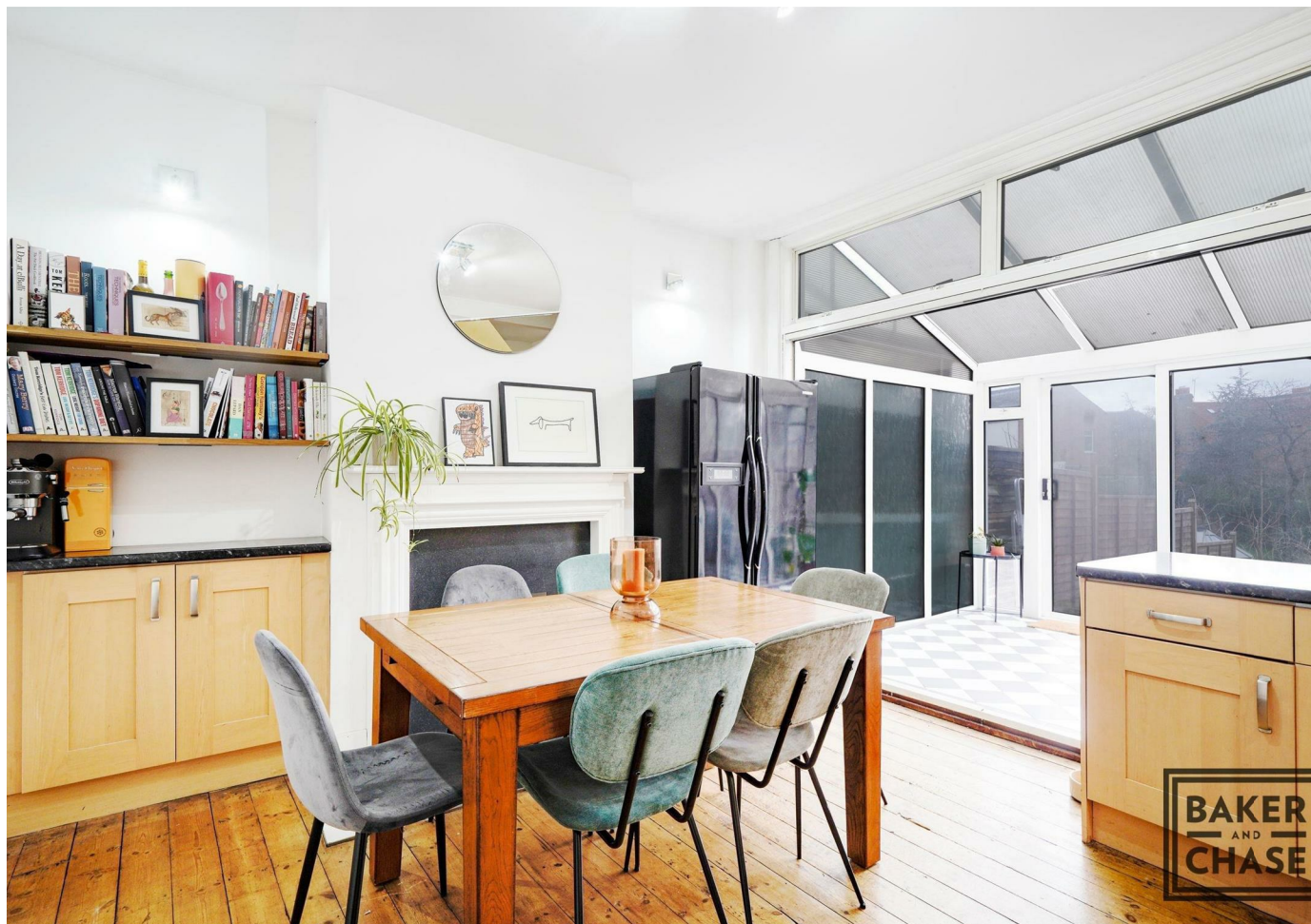
Coving to ceiling, radiator, original wood flooring, uPVC double glazed window to rear aspect, two fitted wardrobes.

## Bedroom Three

Loft access, original wood flooring, uPVC double glazed window to rear aspect, radiator.

## Bathroom

Tiled flooring, tiled walls, spotlights to ceiling, heated towel rail, pedestal wash hand basin with mixer tap, low level WC, panelled bath with mixer tap and shower attachment, frosted uPVC double glazed window to front aspect.





**BAKER**  
AND  
**CHASE**



### **Rear Garden (North East Facing)**

Paved patio area, rest laid to lawn, outside tap, storage shed, two timber built sheds, further paved area to rear.

### **Disclaimer**

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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. Items shown in photographs are NOT included. They may however be available by separate negotiation.

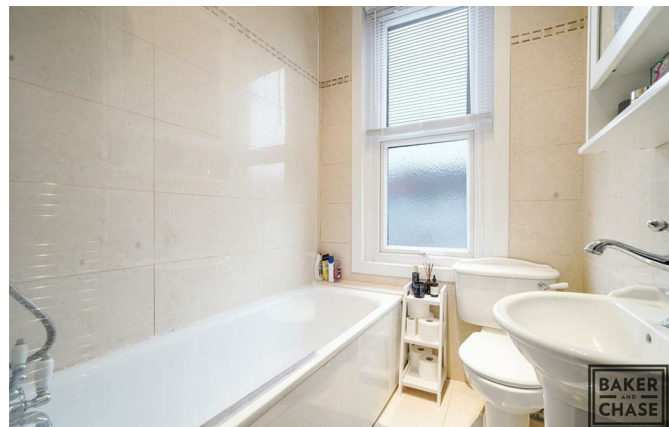
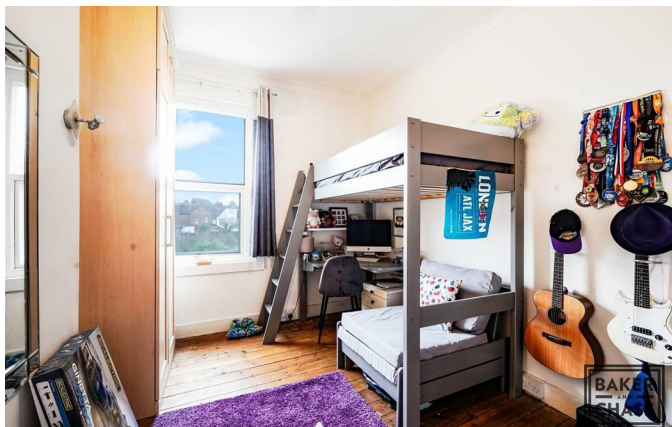
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

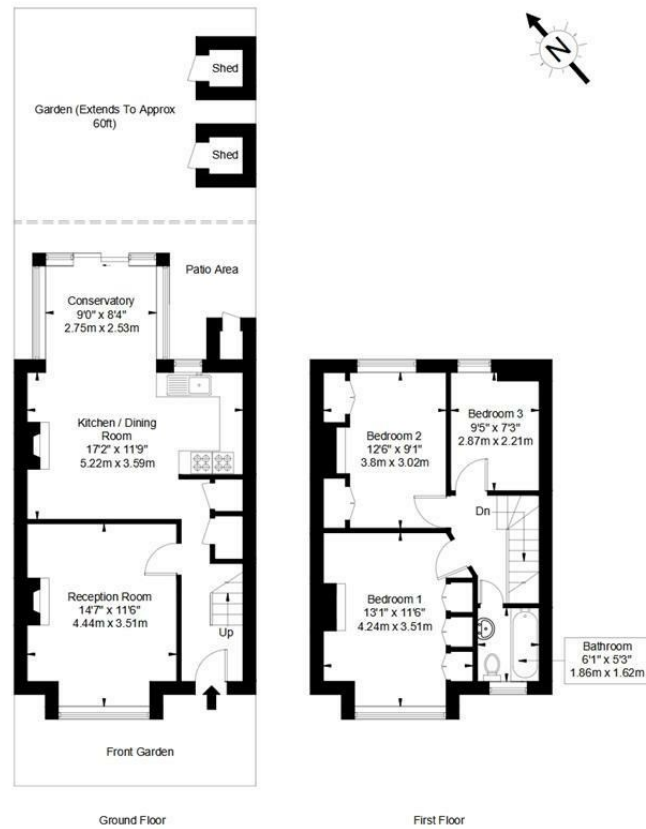
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



# Crescent Road, Barnet, EN4 9RD

Approx Gross Internal Area = 89.7 sq m / 965 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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EPC Rating D / Local Authority: Barnet / Council Tax Band: E