



Cranbrook Road, Barnet, EN4

Offers in excess of: £795,000

Freehold

Cranbrook Road, Barnet, EN4

An extended and well presented four bedroom semi detached family house with 128ft South West facing garden.

The light and airy living accommodation features a through reception room with feature fireplace and wood flooring, extended luxury fitted kitchen breakfast room with quartz topped surfaces, induction hob integrated appliances and doors to garden, a guest ground floor wc, three bedrooms and family bathroom to first floor with further bedroom, adjacent wc and further room/nursery or potential en-suite to top floor.

The property is situated in a highly popular residential location close to East Barnet village and Oak Hill Park. Well placed for Oakleigh Park mainline station for trains to London's Moorgate and Kings cross stations. A number of state primary and secondary schools nearby include, Danegrove primary, St Mary's CofE Primary School, Sacred Heart RC, East Barnet Secondary and JcOSS, all being within easy reach.

- **SEMI DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS & NURSERY**
- **THROUGH RECEPTION ROOM**
- **LUXURY FITTED KITCHEN BREAKFAST ROOM**
- **GROUND FLOOR WC**
- **THREE PIECE FAMILY BATHROOM**
- **128ft SOUTH WEST FACING GARDEN**
- **COUNCIL TAX BAND E**



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Approximate Area = 1262 sq ft / 117.2 sq m
Limited Use Area(s) = 110 sq ft / 10.2 sq m
Outbuilding = 48 sq ft / 4.5 sq m
Total = 1420 sq ft / 131.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024. Produced for Hunters Barnet. REF: 1093862











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN220052