



Sutton Crescent, Barnet, Hertfordshire, EN5

Asking Price: £835,000

Freehold

Sutton Crescent, Barnet, Hertfordshire, EN5

An extremely well presented, light and spacious three bedroom detached family house with drive providing off street parking for three to four vehicles and landscaped planted front and rear gardens.

Accommodation is accessed in to entrance hall with guest wc and comprises, a rear aspect lounge with garden access and views, intercommunicating doors to dining room, modern fitted kitchen and integrated appliances, utility room and ground floor study/guest bedroom. Three double bedrooms and family bathroom to first floor.

The property is located on a sought after residential development of predominantly detached and semi-detached houses, well placed for a number of state primary & secondary schools to include: Queen Elizabeth's Boys Grammar and QE Girls secondary, Whittings Hill primary and the recently opened Ark Pioneer Academy. High Barnet underground station (Northern Line Zone 5) sits approximately one mile away and the town centre is within walking distance providing numerous High Street shops, bars and restaurants together with its thriving Saturday food market and the Spires shopping precinct housing Waitrose, H&M and the 'Anytime Fitness' gym.

- DETACHED FAMILY HOUSE
- THREE DOUBLE BEDROOMS & STUDY
- TWO RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- GROUND FLOOR STUDY/GUEST BEDROOM
- UTILITY ROOM
- THREE PIECE BATHROOM
- 57ft GARDEN
- FRONT GARDEN & DRIVEWAY
- GROUND FLOOR WC
- COUNCIL TAX BAND F

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Approximate Area = 1326 sq ft / 123.1 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 1383 sq ft / 128.3 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). © rnhcom 2024. Produced for Hunters Property Group. REF: 1094028











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	42
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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: BRN060202