



**Crescent Road, Barnet, EN4**

**Asking Price: £550,000**

*Freehold*

# Crescent Road, Barnet, EN4

An attractive three bedroom period family house with 75ft rear garden located within a short distance of a number of highly regarded schools to include, Livingstone primary and nursery, Trent CofE primary school and JCoSS secondary school.

The property requires updating and provides an opportunity to bring up to modern day family living and with scope to extend and develop (stpp). Accommodation retains period features to include fireplaces with tiled insets and sash windows, comprising, a bay fronted reception room, separate rear aspect dining room, kitchen, ground floor wc, bay fronted bedroom to first floor with two further bedrooms and shower.

New Barnet mainline station is within half a mile providing an easy commute to London's Kings Cross or Moorgate Stations and nearby local shopping and leisure facilities include Sainsbury's & Aldi supermarkets and New Barnet's leisure centre with pool and library within Victoria park.

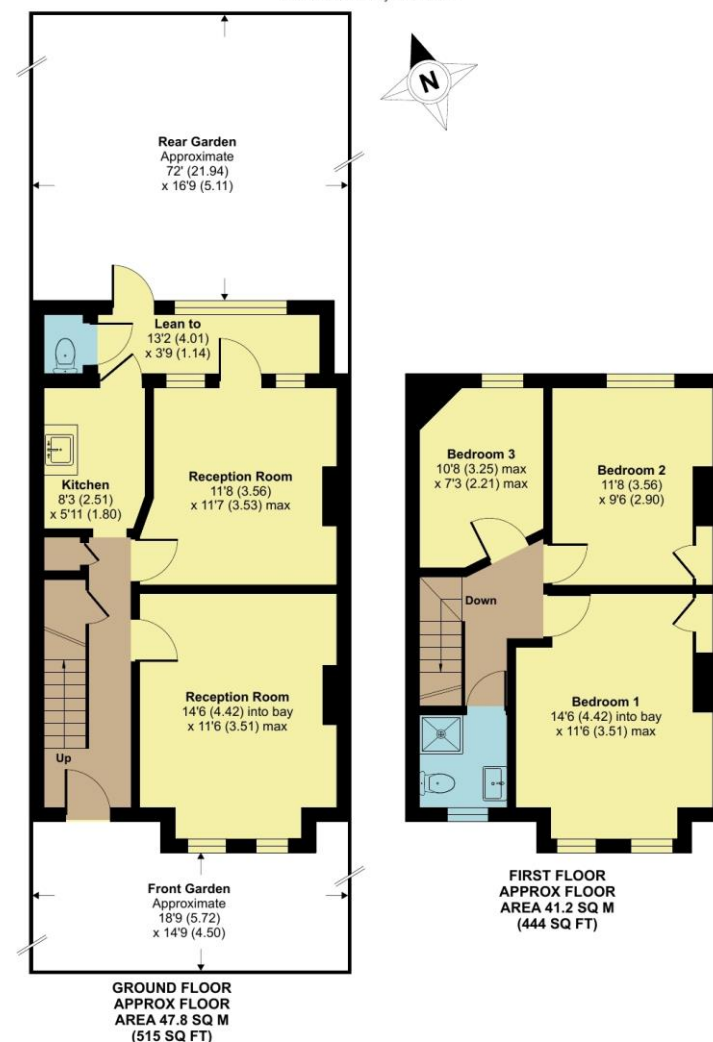
- **PERIOD TERRACED FAMILY HOUSE**
- **REQUIRES MODERNISATION**
- **THREE BEDROOMS**
- **TWO RECEPTION ROOM**
- **KITCHEN**
- **GROUND FLOOR WC**
- **SHOWER ROOM**
- **75ft GARDEN**
- **SCOPE TO DEVELOP & EXTEND**
- **CHAIN FREE**
- **COUNCIL TAX BAND E**



## Crescent Road, Barnet, EN4

Approximate Area = 959 sq ft / 89 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). © nchecomm 2024. Produced for Hunters Property Group. REF: 1112680











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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: BRN230380**