



**Sutton Crescent, Barnet, EN5**

**Asking Price: £935,000**  
*Freehold*



This newly built, detached family home offers bright and spacious modern living. The three/four-bedroom property features a stunning rear-facing kitchen/breakfast/family room with bi-fold doors and a large roof light that fills the space with natural light and underfloor heating. At the front of the house, you'll find a separate lounge or guest bedroom, along with a ground-floor shower/wet room and a separate utility room, all equipped with underfloor heating. Upstairs, a spacious landing leads to three bedrooms, one with an en-suite, as well as a family bathroom. The property benefits from an air-source heat pump, offering cost-effective heating and achieving an impressive 'B' EPC rating.

The landscaped, tiered rear garden includes a neatly paved patio and a large timber garden room, perfect for a home office, gym, or den. The property also boasts a large block-paved frontage with off-street parking for two cars and an electric car charging point.

Located at the top end of a quiet residential road, the property is well positioned for a range of state primary and secondary schools, including Queen Elizabeth's Boys Grammar, QE Girls Secondary, Whiting's Hill Primary, and the recently opened Ark Pioneer Academy. High Barnet Underground Station (Northern Line, Zone 5) is approximately one mile away, and the town center is within walking distance, offering numerous shops, bars, and restaurants, along with a bustling Saturday food market. The Spires shopping precinct is nearby, home to Waitrose, H&M, and the 'Anytime Fitness' gym.

- **BRAND NEW BUILT DETACHED FAMILY HOME**
- **AIR SOURCE HEAT PUMP**
- **THREE/FOUR BEDROOMS**
- **KITCHEN BREAKFAST FAMILY ROOM**
- **SEPARATE LOUNGE/GUEST BEDROOM**
- **THREE BATH/SHOWER ROOMS**
- **UTILITY ROOM**
- **LANDSCAPED GARDEN WITH GARDEN ROOM**
- **OFF STREET PARKING**



## Sutton Crescent, Barnet, EN5

Approximate Area = 1265 sq ft / 117.5 sq m

Outbuilding = 359 sq ft / 33.3 sq m

Total = 1624 sq ft / 150.8 sq m

For identification only - Not to scale



















### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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: BRN250089**