



Crocus Field, Barnet, EN5

Asking Price: £385,000

Freehold

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This chain-free three-bedroom family home is perfectly positioned near High Barnet town centre, providing easy access to a wide range of local amenities.

The property features a garage, front and rear gardens, and is located within a mile of both the town centre and High Barnet Underground Station (Northern Line, Zone 5).

Inside, the accommodation includes a spacious reception room with direct access to the garden, a kitchen/breakfast room, and a ground floor WC. Upstairs, there are three bedrooms and three-piece family bathroom.

Families will benefit from proximity to several excellent local schools, including St Catherine's RC Primary, QE Boys' Grammar, QE Girls' School, and the Ofsted-rated 'Outstanding' Ark Pioneer Academy and Whiting's Hill Primary.

Conveniently, The Spires Shopping Centre, offering a range of popular shops and services such as Waitrose, Anytime Fitness, H&M, and a selection of cafés, bars, and restaurants—all located within a mile of the property.

- **TERRACED HOUSE**
- **THREE BEDROOMS**
- **RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **GROUND FLOOR WC**
- **THREE PIECE BATHROOM**
- **25ft GARDEN**



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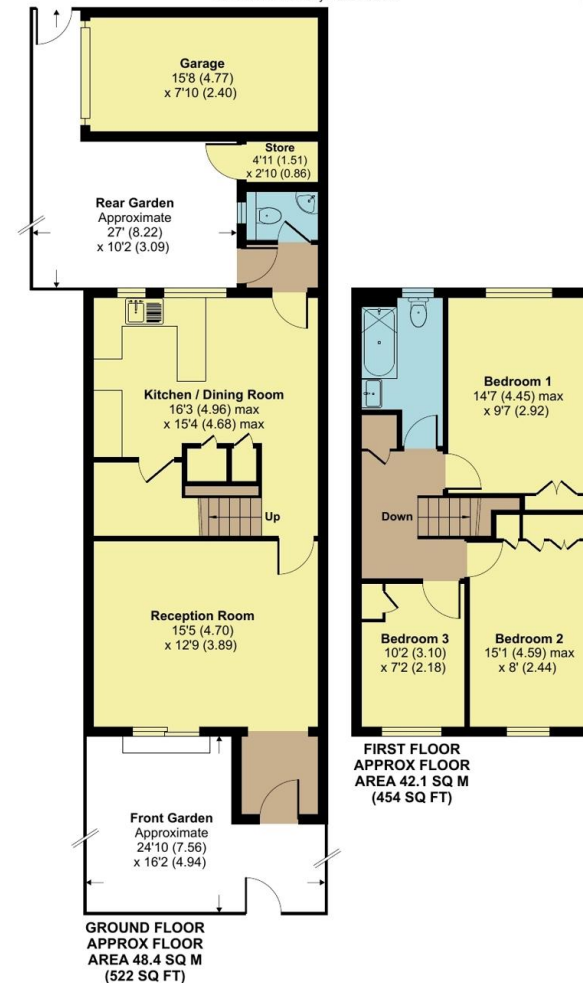
Approximate Area = 976 sq ft / 90.6 sq m

Garage = 123 sq ft / 11.4 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1113 sq ft / 103.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters - Barnet & Whetstone. REF: 1320329











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	40 E	
21-38	F		
1-20	G		

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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: BRN250081