



Crescent Road, Barnet, EN4

Asking Price: £425,000
Share of Freehold

Crescent Road, Barnet, EN4

A well-presented two-double bedroom, first-floor maisonette with private rear garden and a share of the freehold. Ideally located for local transport links and local amenities.

Accessed via a private ground floor entrance, the accommodation opens into a hallway with stairs to the first-floor landing. The bright and airy living space includes a generous front aspect reception room, a separate kitchen, two double bedrooms, and a modern three-piece bathroom.

Externally, the property benefits from a shared front garden and path leading to the front entrance, while the rear East facing garden extends to approximately 65ft with laid lawn and a patio area with an additional storage shed.

Located in the heart of New Barnet, within a short distance of a number of highly regarded schools including Livingstone primary and nursery, Trent CofE primary school and JCoSS secondary school.

Well placed for New Barnet mainline station, East Barnet Village and local schools and an easy commute to London's Kings Cross or Moorgate Station. Additionally, High Barnet Northern Line Underground Station is within a mile.

A variety of local amenities are within a short walk, these include Sainsbury's & Aldi supermarkets and New Barnet's leisure centre.

- **FIRST FLOOR MAISONETTE**
- **TWO DOUBLE BEDROOMS**
- **SHARE OF FREEHOLD**
- **SEPERATE KITCHEN**
- **THREE PIECE BATHROOM**
- **PRIVATE EAST FACING GARDEN**
- **SHARED FRONT GARDEN**

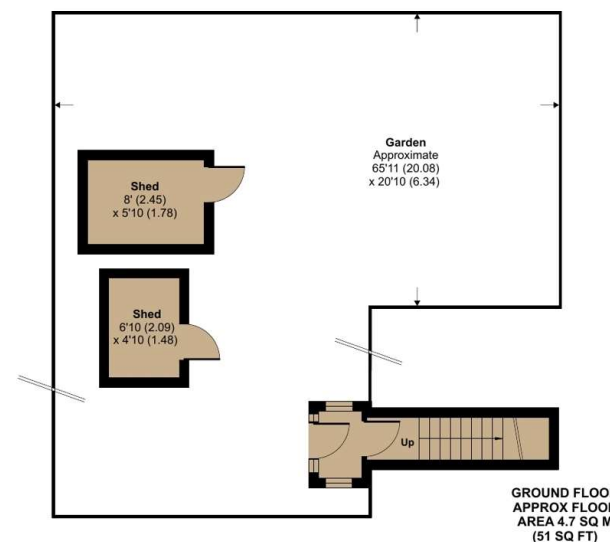
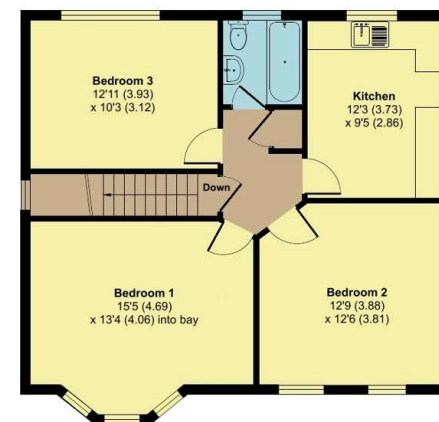
Crescent Lodge Crescent Road, Barnet, EN4

Approximate Area = 777 sq ft / 72.1 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 856 sq ft / 79.4 sq m

For identification only - Not to scale

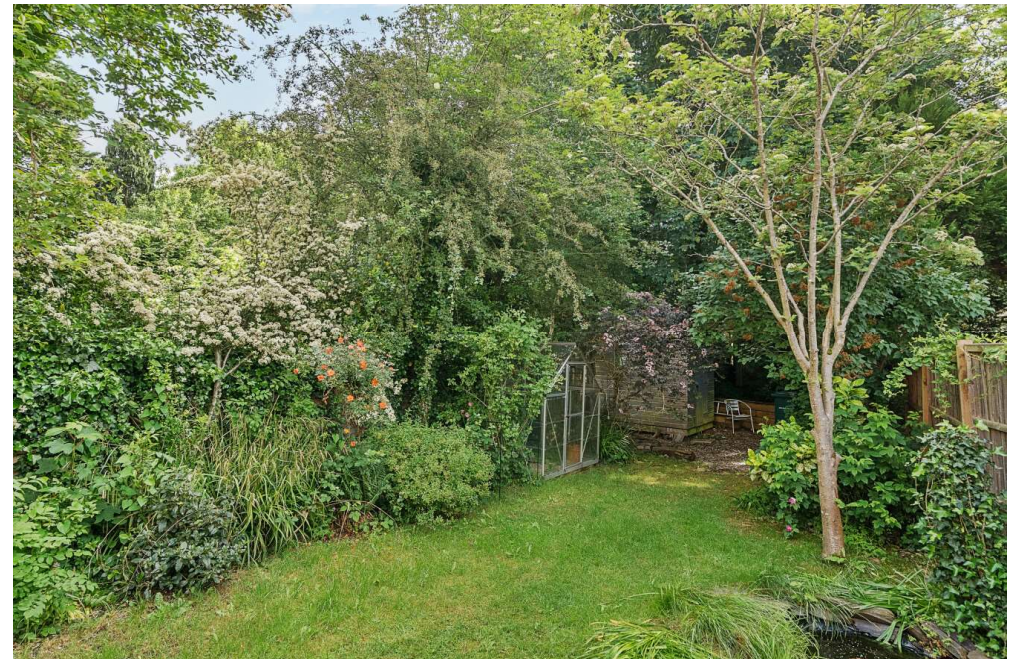


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hunters Property Group. REF: 1299009











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	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: BRN250179