



Crescent Road, Barnet, EN4

Asking Price: £585,000
Freehold

Crescent Road, Barnet, EN4

This three-bedroom family home offers an excellent opportunity for new owners to update and modernise, creating contemporary modern day living accommodation. The property also presents further potential to extend and convert the loft space to provide an additional bedroom, subject to the necessary consents.

Ideally positioned within walking distance of several well regarded schools, including Livingstone Primary and Nursery, Trent CofE Primary, and JCoSS Secondary, the home is also conveniently located less than half a mile from New Barnet mainline station, providing direct links to London King's Cross and Moorgate. Local amenities include Sainsbury's and Aldi supermarkets, as well as Victoria Park, which offers a leisure centre, swimming pool, and library.

The accommodation comprises a bay fronted reception room, a separate dining room, a kitchen and adjacent amenity/breakfast room to the rear, three bedrooms on the first floor, and a family bathroom with a separate WC.

- **FAMILY HOUSE**
- **REQUIRING MODERNISATION**
- **SCOPE TO EXTEND (STPP)**
- **THREE BEDROOMS**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **AMENITY- BREAKFAST ROOM**
- **BATHROOM & SEPARATE WC**
- **80ft GARDEN**

47 Crescent Road

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft

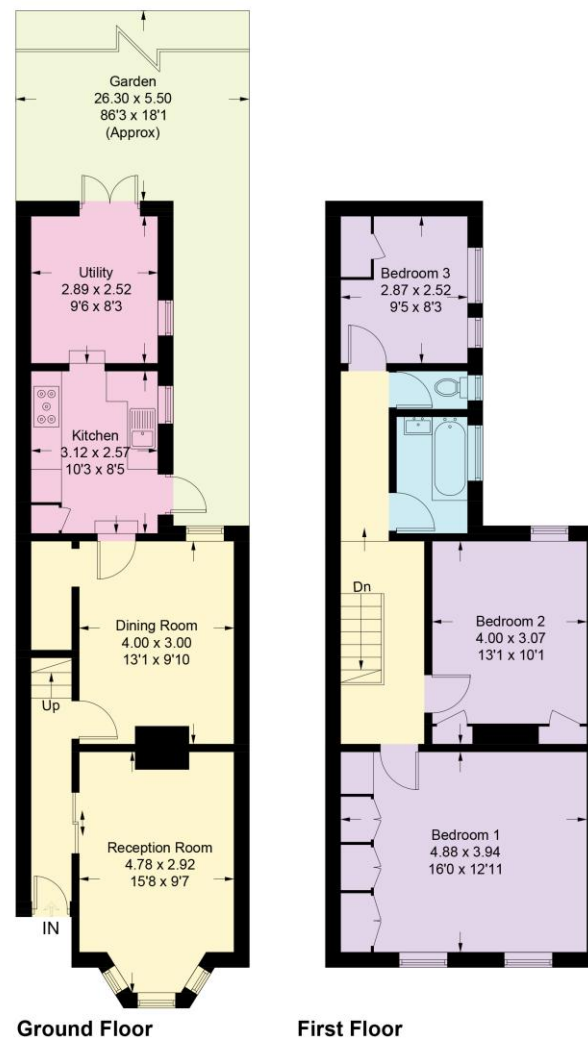


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267377)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 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: BRN250281