



**Fernwood Crescent, London, N20 0RP**

**Offers in Excess of £900,000**

*Freehold*

## Fernwood Crescent, London, N20 0RP

Offered for sale CHAIN FREE this brand new five bedroom semi-detached home with three reception rooms, off street parking and 65FT garden.

Ground floor accommodation comprises, entrance hall, bay fronted reception room, open plan kitchen/diner with integrated appliances, bathroom, stairs leading down to vast basement area comprising fifth bedroom, shower room and large reception room leading to garden via bi-fold doors. Three bedrooms to first floor with shower room and principal bedroom to second floor with en-suite.

The house benefits from off street parking to the front and side access. Well positioned for local shops, cafes and bus routes to Totteridge & Whetstone underground station or Arnos Grove Piccadilly Line.

- **NEWLY BUILT \* 2023 SQFT**
- **CHAIN FREE**
- **FIVE BEDROOMS \* FOUR BATHROOMS**
- **THREE RECEPTION ROOMS**
- **BASEMENT WITH DIRECT ACCESS TO 65ft GARDEN**
- **MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **PRINCIPAL BEDROOM TO LOFT WITH EN-SUITE**
- **OFF STREET PARKING WITH EV CHARGER**
- **ENERGY EFFICIENT HEAT PUMP**
- **RESIDENTIAL TURNING & GOOD TRANSPORT LINKS**



### Fernwood Crescent, London, N20

Approximate Area = 1904 sq ft / 176.8 sq m

Limited Use Area(s) = 119 sq ft / 11 sq m

Total = 2023 sq ft / 187.8 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). © richcom 2025. Produced for Hunters - Barnet & Whetstone. REF: 1398952















Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

#### 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.

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