



Cranbrook Road, East Barnet, EN4 8UN

Asking Price: £680,000

Freehold

Cranbrook Road, Barnet, EN4 8UN

An Extended and Well-Presented Three Bedroom Semi-Detached Family Home with a 128ft South-West Facing Garden. This beautifully maintained family home offers generous living space throughout and a stunning 128ft south-west facing garden. The ground floor features a welcoming front reception room, a spacious through lounge, an extended fitted kitchen, and a convenient ground floor W.C.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The property also benefits from off-street parking for two vehicles. Ideally located in a sought-after residential area close to East Barnet Village and Oak Hill Park, the house enjoys excellent transport links with Oakleigh Park Mainline Station offering direct services to London Moorgate and King's Cross. A range of well-regarded schools are within easy reach, including Danegrove Primary, St Mary's C of E Primary, Sacred Heart RC, East Barnet Secondary, and JCoSS.

- **SEMI DETACHED FAMILY HOUSE**
- **THREE BEDROOMS**
- **125FT WESTERLY FACING REAR GARDEN**
- **OFF STREET PARKING 2 CARS**
- **MODERN FITTED KITCHEN**
- **GROUND FLOOR WC**
- **IN CATCHMENT AREA FOR GOOD LOCAL SCHOOLS**
- **MOMENTS FROM OAKLEIGH PARK STATION**
- **CLOSE TO EAST BARNET AMENITIES & OAK HILL PARK**
- **COUNCIL TAX BAND E**













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	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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