



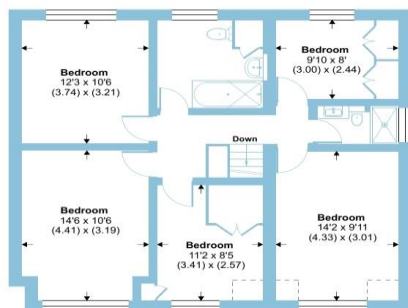
Crimdon Tudor Road, Barnet EN5 5NL

Tudor Road, Barnet, EN5

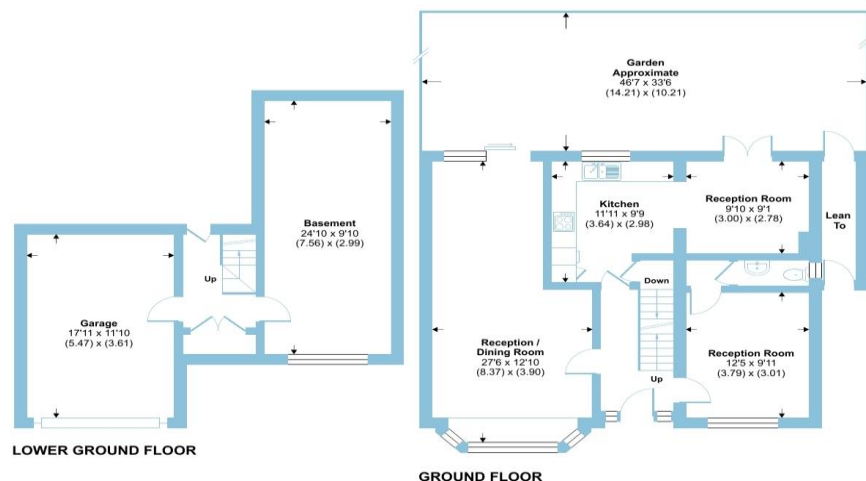
Approximate Area = 1917 sq ft / 178 sq m (excludes lean to)
 Limited Use Area(s) = 15 sq ft / 1.3 sq m
 Garage = 212 sq ft / 19.6 sq m
 Total = 2144 sq ft / 198.9 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1249730

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welcome to Crimdon Tudor Road, Barnet

- Five Bedroom Semi-Detached Home
- 0.5 miles from High Barnet Tube Station
- Kitchen Breakfast Room
- Monken Hadley 0.5 miles (Ofsted Outstanding)
- Four reception rooms

Tenure: Freehold

EPC Rating: C

£1,250,000



Situated along a tree lined road and in the heart of High Barnet you will find this five bedroom double fronted semi-detached family home set over three floors. The property has been cared for over the years by the current owner and offers bright and spacious accommodation throughout.

This residence is approached via garage own-drive and comprises of a welcoming entrance hall giving access to a double aspect lounge dining area, separate fitted modern kitchen to breakfasting room with the added benefit of an additional TV room with access to a guest WC. To the first floor you will find five good-sized bedrooms, spacious family bathroom and separate shower room. To the lower ground floor this residence has access to an integral Garage and a further reception room currently being used as a games room/workspace. Externally a well-tended rear garden is an ideal entertaining space and a lovely extension of this home which can be accessed via the kitchen breakfast space, a well-maintained front garden and off-street parking. High Barnet Tube Station is located 0.5 miles from this property and could be ideal for a buyer needing to commute into town. Cromer Road School is 0.4 miles & Monken Hadley 0.5 miles (Ofsted Outstanding) making this a perfect home for a family wanting to move into the area.

High Barnet is a market town that dates back to the 12th century. Its name is often abbreviated to just Barnet, which is also the name of the borough of which it forms a part. Located in zone 5 on the borders between Whetstone and the Green belt, High Barnet tube station or New Barnet train station offers an easy commute in and out of Central London.

view this property online barnardmarcus.co.uk/Property/WTS106327



Property Ref:

WTS106327 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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