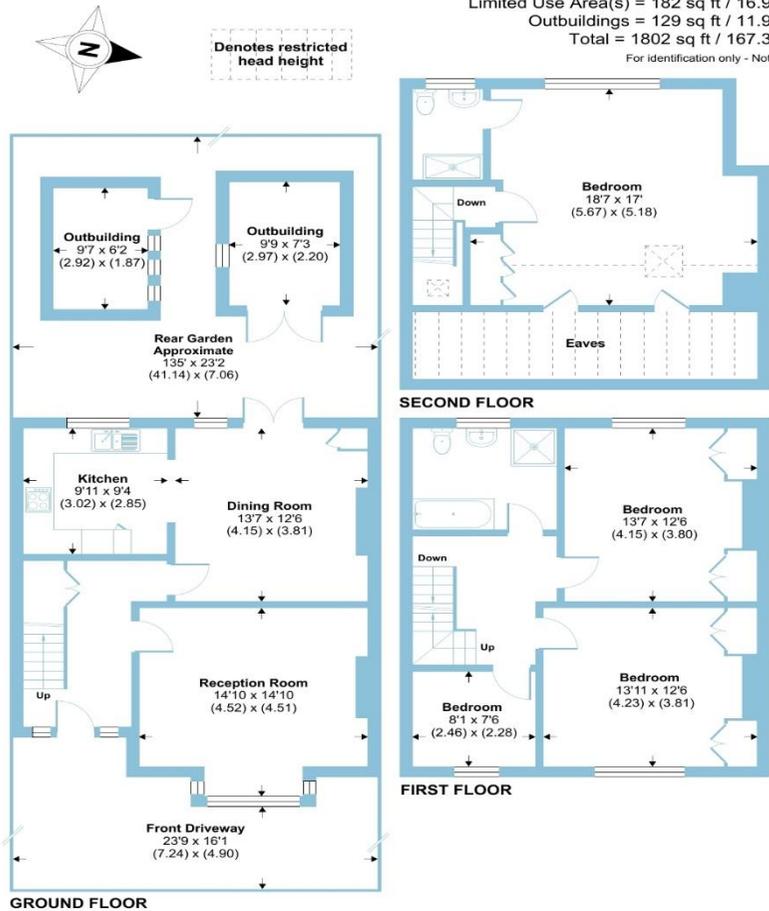




Crescent Road, Barnet EN4 9RW

Crescent Road, Barnet, EN4

Approximate Area = 1491 sq ft / 138.5 sq m
Limited Use Area(s) = 182 sq ft / 16.9 sq m
Outbuildings = 129 sq ft / 11.9 sq m
Total = 1802 sq ft / 167.3 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), © nrichcom 2025. Produced for Barnard Marcus. REF: 1280021

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welcome to Crescent Road, Barnet

- Four well-proportioned bedrooms
- Two Large bathrooms (one Ensuite)
- Private driveway for off-street parking
- Attractive 130-foot West facing rear garden
- 0.5 Miles to New Barnet Station & 0.7 Miles to Oakleigh Park Railway Station

Tenure: Freehold

EPC Rating: C

£775,000



A well-presented four-bedroom mid-terraced home ideally located in a sought-after residential area of London. This spacious property offers versatile living accommodation, featuring two generous reception rooms, perfect for family gatherings or entertaining guests. The home benefits from two modern bathrooms, ensuring convenience for a growing family. To the front, there is a private driveway providing off-street parking. To the rear, a well-maintained 135 foot garden offers a peaceful outdoor space ideal for relaxing or dining al fresco. This charming home combines practicality with comfort, making it a fantastic opportunity for families and professionals alike looking to commute into town from New Barnet Station only 0.5 miles away and Oakleigh Park Station 0.7 miles away. New Barnet owes its conception to the building of the Great Northern Railway in 1850, when a station serving High Barnet was built, but located about a mile away from the town centre of High Barnet, so that this 'new' area quickly saw development. The main road (A110), Station Road and East Barnet Road, connects Barnet to East Barnet and is well served by buses.

view this property online [barnardmarcus.co.uk/Property/WTS107389](https://www.barnardmarcus.co.uk/Property/WTS107389)



Property Ref:

WTS107389 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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