





Crescent Road, Barnet, EN4

**£585,000**

**\*\*\*CHAIN FREE\*\*\*** Addison Townsend are pleased to offer this lovely mid terraced property situated in a quiet residential turning in Barnet. The property is located within 0.5 miles of New Barnet Overground Station, 0.6 miles of Oakleigh Park Overground Station, East Barnet Village with its local shops, amenities, bus routes and close proximity to Oak Hill Park. The property is also within local Primary and Secondary school catchments. The accommodation offers a welcoming entrance, two reception rooms, kitchen, family bathroom and large rear garden. Further benefits include gas central heating, double glazed windows throughout, off street parking and potential to extend subject to the usual planning consents. The property is being offered chain free.



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Tenure : Freehold

EPC D

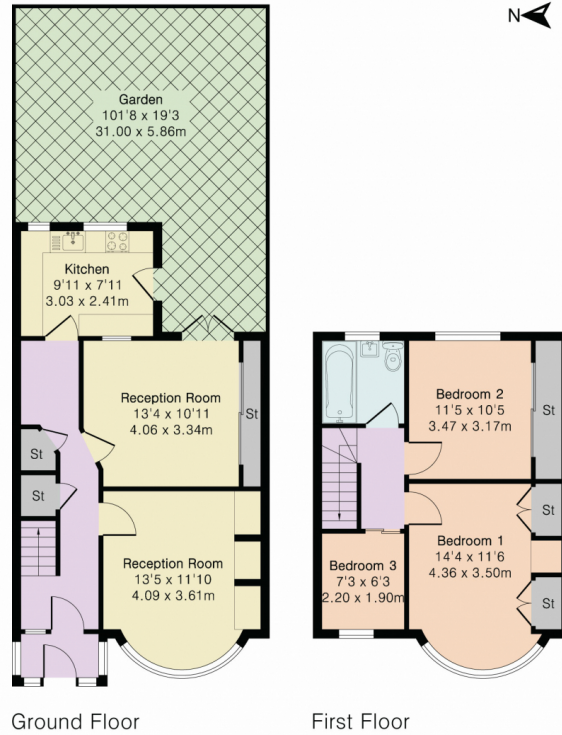
Sq.Ft : 925



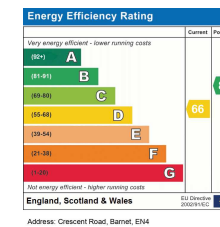
**Approximate Gross Internal Area 925 sq ft - 86 sq m**

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 411 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

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