



£435,000

Crescent Road, New Barnet EN4




BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET

 **3** Bedrooms  **1** Bathroom

Mantlestates.com

2A Church Hill Road, East Barnet, EN4 8TB | office@mantlestates.com

0208 275 1555



**This spacious 3 BEDROOM GROUND FLOOR GARDEN MAISONETTE offers a comfortable living space with a reception room, modern kitchen, and a bathroom. The property features its own westerly facing garden, perfect for outdoor enjoyment. Conveniently located near New Barnet train station and local shopping facilities, this CHAIN FREE property comes with a 976-year lease remaining.**

This 3-bedroom ground-floor maisonette is situated on Crescent Road in Barnet, Hertfordshire. The property offers a well-proportioned layout with one bathroom and a reception room, providing ample space for comfortable living. The modern kitchen is equipped with essential appliances, including an oven and washing machine, and features stylish cabinetry and worktops. The bathroom is fitted with a shower, sink, and toilet, offering a functional and clean space.

One of the key highlights of this property is its own westerly facing garden, providing a private outdoor area for relaxation and leisure activities. The garden includes a mix of grass and patio areas, ideal for outdoor dining or gardening enthusiasts. The maisonette covers an area of 61 square meters, equivalent to 656 square feet, offering a manageable and practical living space.

Located a short walk from New and East Barnets shopping facilities, residents will find a variety of shops, cafes, and restaurants within easy reach. The property is also conveniently close to New Barnet train station, providing excellent transport links to central London and surrounding areas. This chain-free property offers a significant lease term with 976 years remaining, making it a secure long-term investment.

**ENTRANCE HALL:** 10' 02" x 3' 00" (3.10m x 0.91m)

(14'01" x 2'08") Wooden flooring, radiator, spot lights, under stairs storage area.

**LOUNGE:** 14' 00" x 13' 10" (4.27m x 4.22m)

2 x double-glazed sash windows to front aspect, double radiator, coving to ceiling, wall lights x 3.

**REAR BEDROOM (1)** 12' 07" x 9' 10" (3.84m x 3.00m)

Double-glazed door to garden, wooden flooring, 2 x double radiators, coving to ceiling, wall lights x 3

**REAR BEDROOM (3)** 9' 05" x 7' 00" (2.87m x 2.13m)

Double-glazed sash window to rear aspect, radiator, wooden flooring, storage cupboard, spot lights.

**KITCHEN:** 11' 02" x 5' 07" (3.40m x 1.70m)

Double-glazed door to garden, double-glazed window to rear aspect, wall and floor standing kitchen units, electric hob, electric oven, plumbed for washing machine, stainless steel sink drainer with mixer tap, wooden flooring.

**SHOWER ROOM:** 7' 10" x 3' 10" (2.39m x 1.17m)

(7'10" x 3'10" < 4'08") Double glazed window to side aspect, heated towel rail, low-level flush water closet, walk-in shower cubicle, wash hand basin with mixer tap in vanity unit, tiled flooring, tiled walls, spot lights, extractor.

**FRONT BEDROOM (2):** 12' 07" x 3' 10" (3.84m x 1.17m)

Double-glazed sash window to front aspect, radiator, coving to ceiling, laminated flooring.

**GARDEN:** 27' 07" x 26' 00" (8.41m x 7.92m)


Westerly facing rear garden, patio area, lawn, storage cupboard, rear decking area, timber garden shed (6'04" x 6'04")



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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