

Chas R

L O W E

Est. 1876

## 7 Crescent Rise, Barnet

£675,000 Freehold





Double glazed ENTRANCE PORCH : light, double glazed front door leading into

ENTRANCE HALL : laminate flooring, stairs leading to landing, double radiator, power points, understairs storage cupboard.

THROUGH LOUNGE/DINING ROOM

Lounge area : double glazed windows overlooking front, double radiator, laminate flooring, TV aerial point, power points, Gazco radiance electric fire.

Dining area : double glazed double doors leading onto rear garden, double glazed windows either side, laminate flooring, column radiator, power points.

FITTED KITCHEN : base and eye level units, marble work surfaces to two sides, AEG electric hob with extractor fan and light above, AEG oven, integrated microwave, single sink, integrated fridge freezer, integrated AEG dishwasher, double glazed door leading onto rear garden.

RECEPTION ROOM : double radiator, power points, skylight, laminate flooring.

UTILITY AREA : plumbing for washing machine and space for tumble dryer, double glazed door leading onto rear garden.

GUEST CLOAKROOM : low level flush WC, wall mounted wash hand basin, chrome heated towel rail, double glazed window, laminate flooring.

LANDING : access to loft, double glazed frosted window.

BEDROOM : double glazed window overlooking front, double radiator, range of built in wardrobes, power points.

BEDROOM : double glazed window overlooking rear gardens, double radiator, power points.

BEDROOM : double glazed window overlooking front, column radiator, power points.

BATHROOM : suite comprising low level flush WC, panelled bath with shower, wall mounted wash hand basin with vanity unit below, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail.

REAR GARDEN : initial paved patio area, mainly laid to lawn, outside light.

FRONT OF PROPERTY : off street parking for two vehicles.

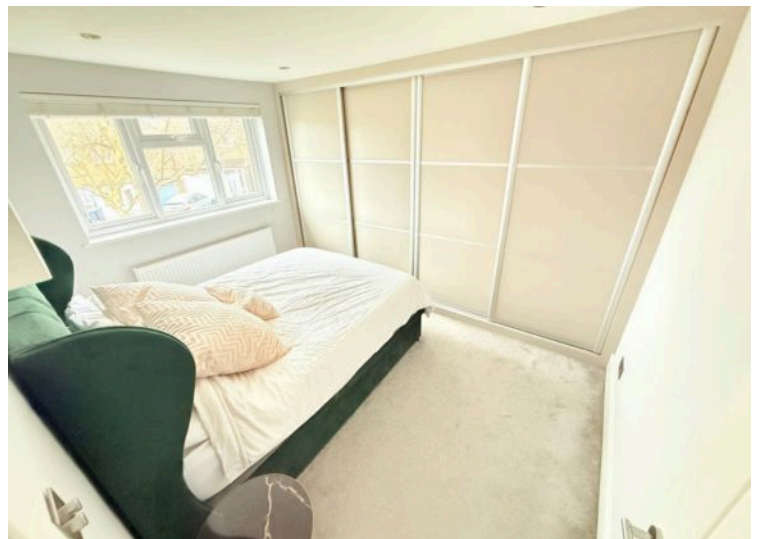
STORAGE ROOM : remote controlled electric shutter door, power and water.

BARNET COUNCIL TAX BAND D

Council Tax band: E

Tenure: Freehold

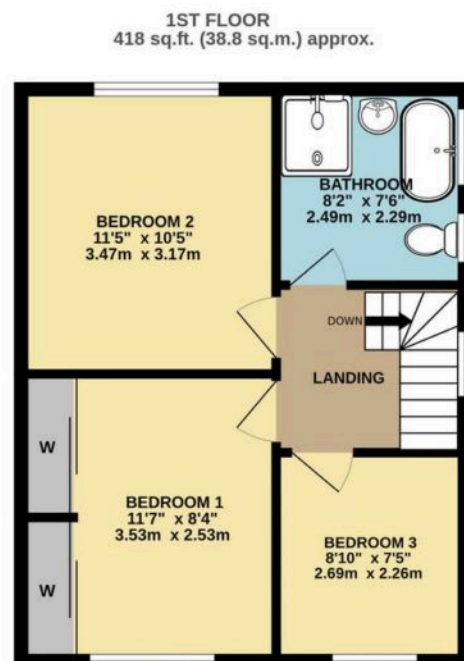












**TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2026