



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



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Offers in excess of £799,950

TENURE : FREEHOLD

Crescent Road, East Barnet EN4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

DETACHED BUNGALOW

WELL PRESENTED

**EASY ACCESS TO OAKLEIGH
PARK TRAIN STATION**

**VERY WELL LOCATED TO
EAST BARNETS SHOPPING
FACILITIES & SCHOOLS**

**OFF STREET PARKING &
GARAGE**

**SPACIOUS TRANQUIL
GARDEN**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
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This detached bungalow, located on Crescent Road in East Barnet, offers a comfortable and practical living space. The property comprises three bedrooms, one bathroom, and a reception room, providing ample space for a family or individuals seeking a well-located home. The bungalow is well-presented, with a layout that includes a modern kitchen equipped with essential appliances.

The reception room is spacious, featuring a high ceiling with exposed beams, adding character to the living area. Large windows and sliding doors allow natural light to flood the room, creating a bright and airy atmosphere.

The bedrooms are generously sized, with large windows that provide plenty of natural light. The bathroom is modern, featuring a bathtub with an overhead shower, a sink, and a toilet, all finished with contemporary fittings.

Outside, the property boasts a spacious and tranquil garden, ideal for outdoor relaxation and activities. The garden is well-maintained, with a variety of plants and shrubs, offering a peaceful retreat from the hustle and bustle of daily life. Off-street parking and a garage provide convenient and secure parking options.

The bungalow is very well located, with easy access to Oakleigh Park Train Station, making commuting straightforward. It is also conveniently situated near East Barnet's shopping facilities and schools, providing easy access to essential amenities and educational institutions.

This property offers a practical and comfortable living space in a desirable location, making it a great opportunity for those looking to settle in East Barnet.

ENTRANCE HALL: 21' 00" x 2' 09" (6.40m x 0.84m)

Double-glazed front door, radiator, spot lights, carpet, storage cupboard with loft ladder to boarded out loft.

LOUNGE/KITCHEN/UTILITY AREA: 28' 00" x 23' 03" (8.53m x 7.09m)

KITCHEN AREA: Double glazed door to side aspect, window to side aspect, breakfast bar, floor standing kitchen units, gas hob, electric oven, plumbed for dish washer, stainless steel sink drainer with mixer tap. **LOUNGE AREA:** Double glazed sliding doors to garden x 2, 2 x skylights (one opener), carpet, radiators x 3, ceiling timber beams. **UTILITY ROOM:** Window to side aspect, storage cupboard, laminated flooring, radiator, plumbed for washing machine, plumbed for clothes dryer.

BATHROOM: 8' 05" x 7' 05" (2.57m x 2.26m)

Double glazed window to side aspect, low level flush water closet, bidet, double radiator, panel bath with mixer tap and shower mixer, wash hand basin with mixer tap in vanity unit, marble tops, cabinet, spot lights, tiled flooring, under floor heating, tiled walls, extractor.

FRONT BEDROOM (1): 12' 03" x 11' 00" (3.73m x 3.35m)

Double glazed window to front aspect, carpet, double radiator.

MIDDLE BEDROOM (2): 12' 00" x 10' 09" (3.66m x 3.28m)

Double glazed window to side aspect, double radiator, carpet, spot lights.

FRONT BEDROOM (3): 11' 02" x 7' 08" (3.40m x 2.34m)

Double glazed window to front aspect, double radiator, carpet, spot lights, wall cupboards.

GARDEN: 87' 00" x 30' 00" (26.52m x 9.14m)

Patio area, 2 x lawns, gate to front, mature shrubs & bushes, fruit trees, pond, secluded, 20 ft x 6 ft garden shed.

GARAGE: 16' 00" x 8' 04" (4.88m x 2.54m)

Remote electric garage door.

PARKING AREA: 24' 00" x 19' 00" (7.32m x 5.79m)

Block paved.

FLOWER BED: 23' 00" x 16' 00" (7.01m x 4.88m)

Mature shrubs & flowers.

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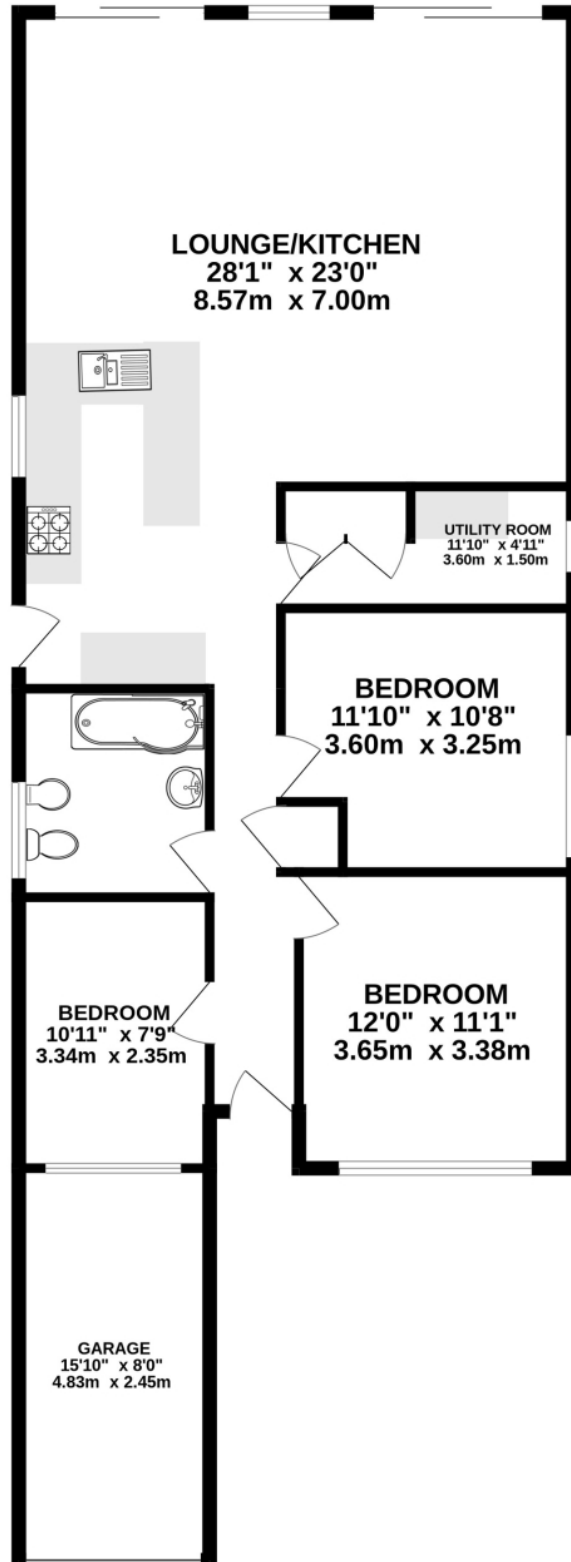
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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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