



**Crescent Road**

Barnet, EN4 9RQ

Guide Price £950,000





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Immaculately Refurbished 4-Bedroom Family Home with Development Potential

Chain Free | 4 Bedrooms | 2 Bathrooms | Loft Extension | 200ft (66m) Garden | Off-Street Parking | Development Potential (STPP)

An exceptional four-bedroom family home, comprehensively refurbished and extended in 2020 to a high specification. The property has been totally rewired with CAT-6 cabling throughout, fully replumbed and fitted with underfloor heating to every level and every room.

The loft-converted principal bedroom features an ensuite and air conditioning, with three further bedrooms, family bathroom, spacious lounge and extended kitchen/dining area with quality AEG appliances. Additional features include a utility/service room, guest cloakroom and whole-house multimedia system serving all levels and rooms.

Security and technology are particularly well provided for, with CCTV to the front, rear and side linked to the main TV system, a full alarm system and hard-wired Ring doorbell. There is also EV charging and off-street parking to the front and rear.

An impressive rear garden, approximately 200ft (66m), extending to a lovely brook/stream. Rear access via Diana Way leads through a large electric sliding gate to a substantial tarmac parking area. Large glass bi-folding doors open onto a raised viewing platform overlooking the garden.

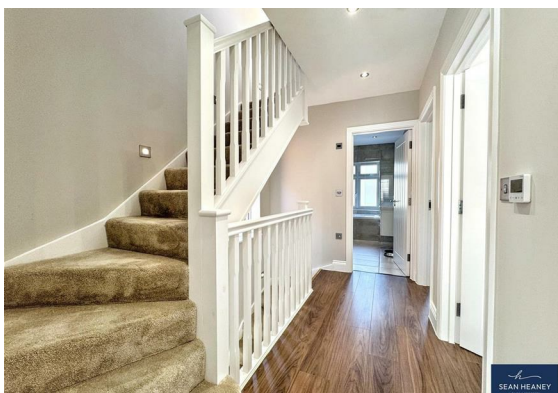
The garden has been sectioned to provide potential development space for an additional dwelling, subject to planning permission (STPP). A dedicated manhole is connected to the main house by two 150mm underground ducts, allowing power, water and internet to be supplied to a future non-dwelling without requiring access through the house.

A rare combination of extensive refurbishment, sophisticated infrastructure and exciting development potential.

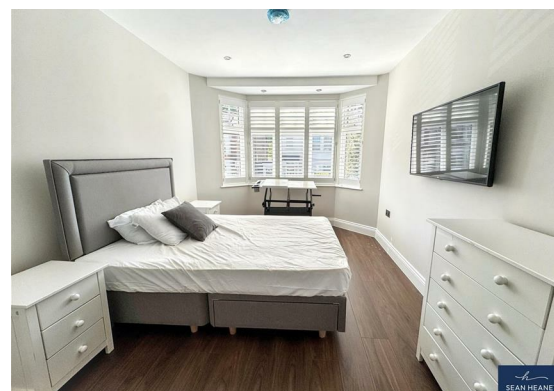
EPC : C

BARNET COUNCIL TAX BAND : E

TENURE : Freehold







## GROUND FLOOR

### Entrance Hall

### Front Reception

10'8 x 14'5 (3.25m x 4.39m)

### Guest Cloakroom

### Utility / Service Room

5'8 x 5'2 (1.73m x 1.57m)

### Kitchen / Breakfast Area

16'0 x 27'6 (4.88m x 8.38m)

### Terrace

10'11 x 4'11 (3.33m x 1.50m)

## FIRST FLOOR

### Landing

### Bedroom Three

9'2 x 13'5 (2.79m x 4.09m)

### Bedroom Two

9'2 x 14'10 (2.79m x 4.52m)

### Bedroom Four

6'6 x 5'11 (1.98m x 1.80m)

### Family Bathroom

6'7 x 9'8 (2.01m x 2.95m)

## SECOND FLOOR

### Master Bedroom

9'7 x 19'11 (2.92m x 6.07m)

### En-Suite

5'9 x 7'9 (1.75m x 2.36m)

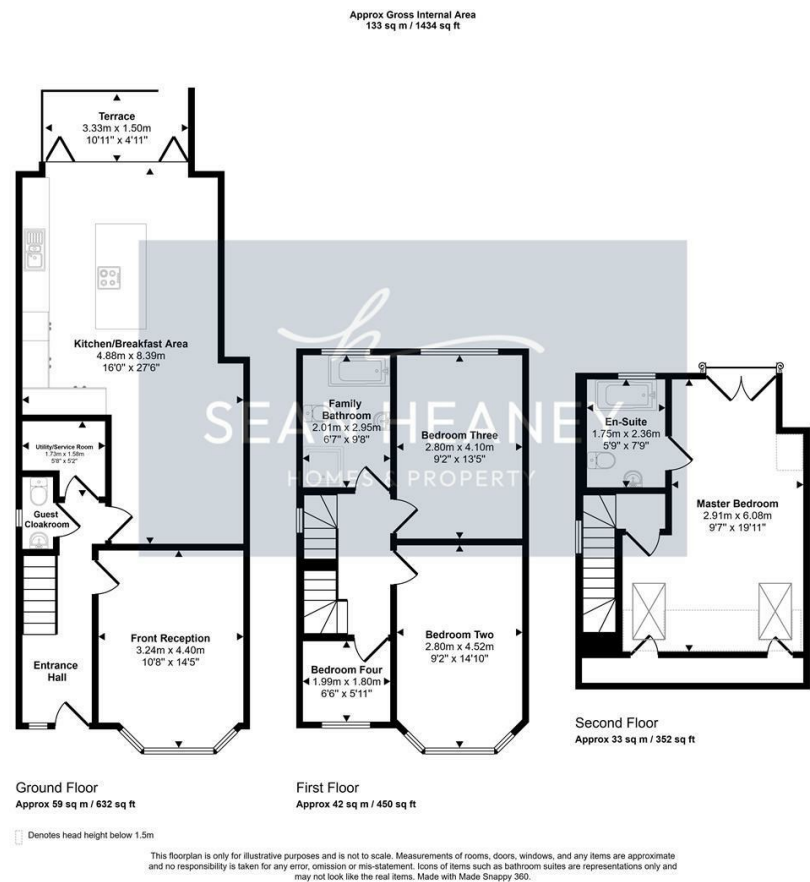
### GARDEN (approx.)

200' (60.96m)





Floor Plan

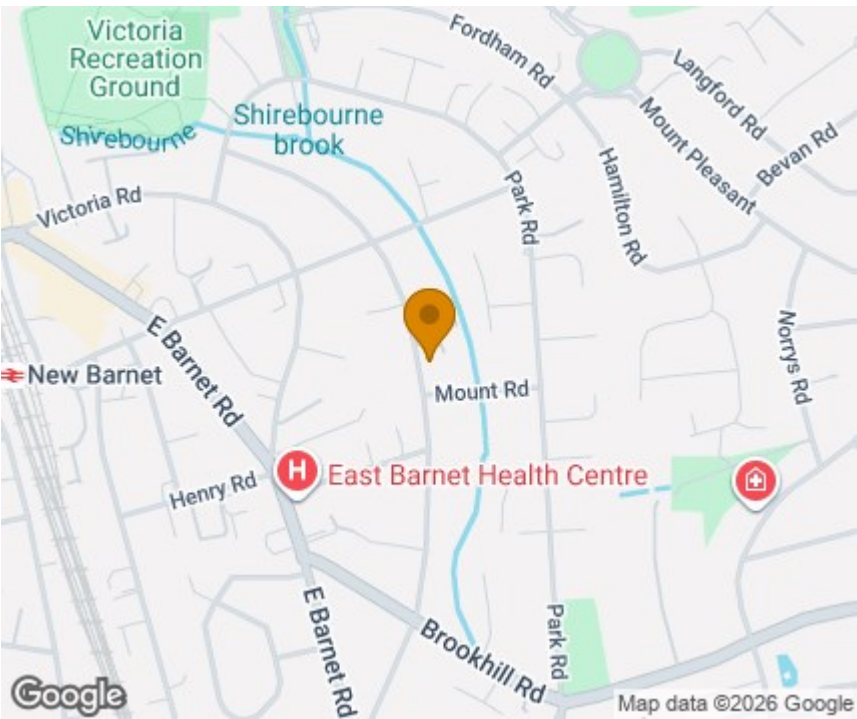


Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. 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.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

