

Chas R

LOWE

Est. 1876

96 Crescent Road, Barnet
£725,000 Freehold





Original front door with stained glass leaded light windows leading into
ENTRANCE HALL : original tessellated flooring, single radiator, stairs leading to landing.

RECEPTION ROOM : square bay with double glazed sash windows overlooking front, double radiator, power points, open fireplace.

RECEPTION ROOM : double glazed double doors leading onto rear garden, walk-in storage cupboard with shelving, double radiator, gas coal effect fire (not tested) with sandstone surround.

FITTED KITCHEN : base and eye level units, roll top work surfaces to two sides, stainless steel sink and drainer, electric hob with electric oven below, extractor fan and light above, cupboard housing Glowworm gas central heating combi boiler, partly tiled walls, door leading onto rear garden.

LANDING

BEDROOM : square bay with double glazed sash windows overlooking front, alcove wardrobes, power points, single radiator.

BEDROOM : double glazed sash windows overlooking rear gardens, eaves wardrobes, single radiator, power points.

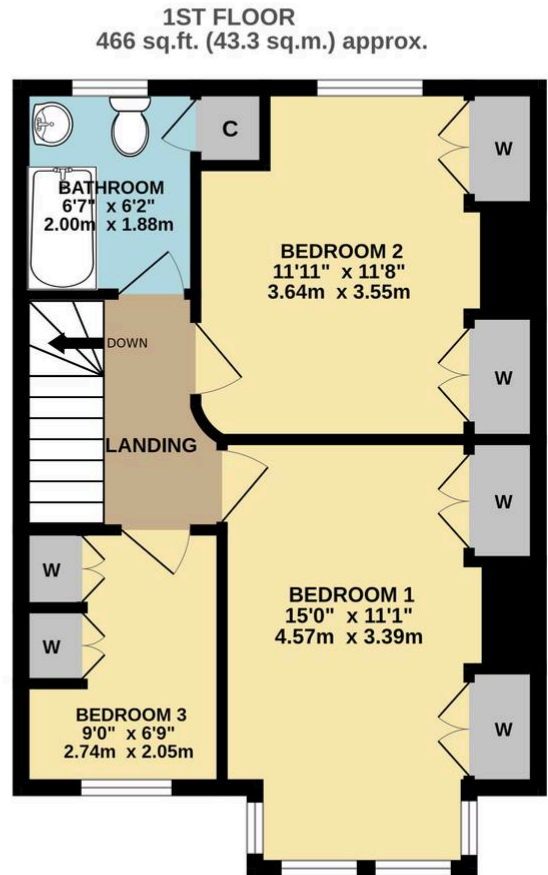
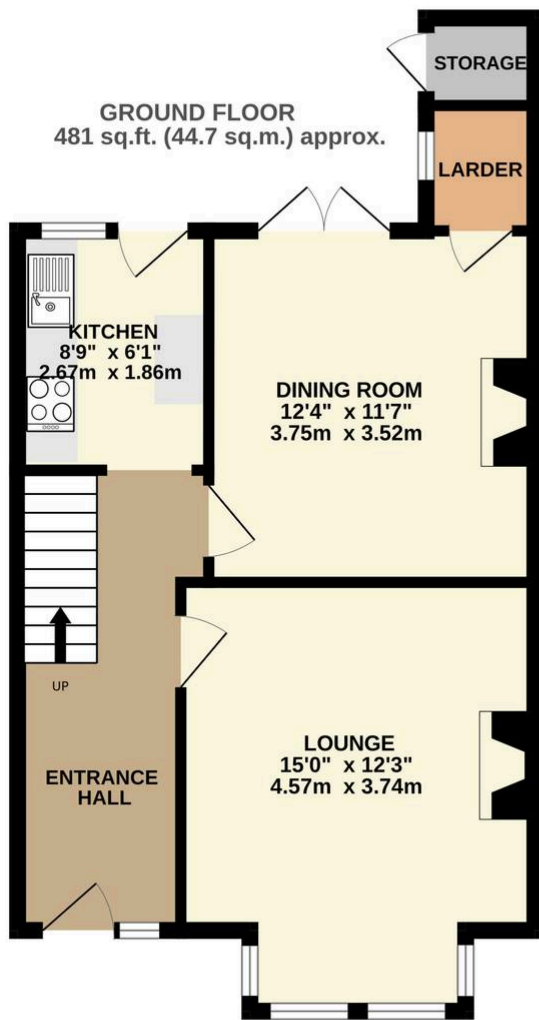
BEDROOM : double glazed sash windows overlooking front, built in wardrobes, single radiator, power points.

BATHROOM : suite comprising walk-in bath, vanity unit with wash hand basin, airing cupboard housing copper insulated cylinder, tiled walls, tiled flooring, double glazed frosted sash windows, radiator.

REAR GARDEN in excess of 175ft : initial paved patio area with gated side access, store cupboard, mainly laid to lawn with flowerbed borders, pathway leading to hardstanding with shed with further garden beyond.







TOTAL FLOOR AREA : 947 sq.ft. (88.0 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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
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For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.