



£835,000

Crescent Road, New Barnet EN4



4  
Bedrooms

2  
Bathrooms

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

0208 275 1555





Mantlestates are pleased to offer this **BRIGHT & SPACIOUS DOUBLE-FRONTED VICTORIAN SEMI-DETACHED HOUSE** that has an abundance of character and period features. Boasting Through-Lounge, Dining Room, Kitchen/Breakfast Room & Playroom/4th Bedroom. Also a **SECLUDED SOUTHERLY FACING WRAP-AROUND GARDEN**. Easy Access to New Barnet Train Station & East Barnets Shopping Facilities & within catchment to popular schools.

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**ENTRANCE HALL:** 21' 00" x 8' 00" (6.40m x 2.44m)

Wooden floors, wooden stairs, radiator, built-in cupboard, and storage.

**RECEPTION (FRONT):** 11' 10" x 15' 03" (3.61m x 4.65m)

Bay sash window to the front aspect, radiator, wooden floors, ceiling rose, cornice feature, fireplace with wood burner light & bright.

**RECEPTION (REAR):** 12' 00" x 10' 10" (3.66m x 3.30m)

High ceilings, double glazed doors & window to the rear aspect leading to the terrace which is covered, solid wood floor, radiator, powerpoints.

**RECEPTION (FRONT):** 14' 02" x 11' 11" (4.32m x 3.63m)

Bay sash window to the front aspect, wooden floor, period fireplace, serving hatch to the kitchen, high ceilings, cornice rose, radiator, wooden coving.

**KITCHEN:** 12' 00" x 12' 00" (3.66m x 3.66m)

Double glazed window and door to the garden, central island with storage, built-in fridge/ freezer, double NEFF oven, electric hob & extractor, spotlights, radiator, stained glass panel door.

**REAR HALLWAY:** 6' 05" x 2' 06" (1.96m x 0.76m)

Leading to downstairs cloakroom, Velux window and to the side, low-level flush w/c, vanity unit, heated towel rail, tiled floor.

**REAR GARDEN ROOM / BEDROOM:** 10' 08" x 12' 00" (3.25m x 3.66m)

Wooden window to the rear aspect, door to garden, wooden floor, hot water cylinder & boiler, electric points, high ceiling.

**LANDING:** 16' 00" x 4' 10" (4.88m x 1.47m)

Sash window section double glazing to the rear aspect, carpet, double radiator, loft access.

**MASTER BEDROOM:** 12' 00" x 12' 00" (3.66m x 3.66m)

Sash window to the front aspect, cornice, ceiling rose, radiator.

**WALK IN WARDROBE:** 4' 00" x 7' 09" (1.22m x 2.36m)

Double doors, lino flooring, hanging space & chest space.

**EN-SUITE:** 5' 00" x 7' 09" (1.52m x 2.36m)

Low-level flush w/c, kidney bath with mixer tap & shower unit, tiled floor, spotlights, heated towel rail, wash hand basin.

**BEDROOM:** 12' 03" x 11' 10" (3.73m x 3.61m)

Sash window to the front aspect, carpet, double radiator, coving, and radiator.

**BEDROOM:** 12' 00" x 11' 02" (3.66m x 3.40m)

Sash window to the rear aspect overlooking the garden, carpet, and radiator.

**FAMILY BATHROOM:** 6' 05" x 12' 00" (1.96m x 3.66m)

(6'05" x 12'00") x (5'05" X 3'02") Double glazed sash window to the rear aspect, separate shower, wash hand basin, low-level flush w/c, panel bath, dado rail with wood paneling, wash hand basin, Venetian styled tiled floor.

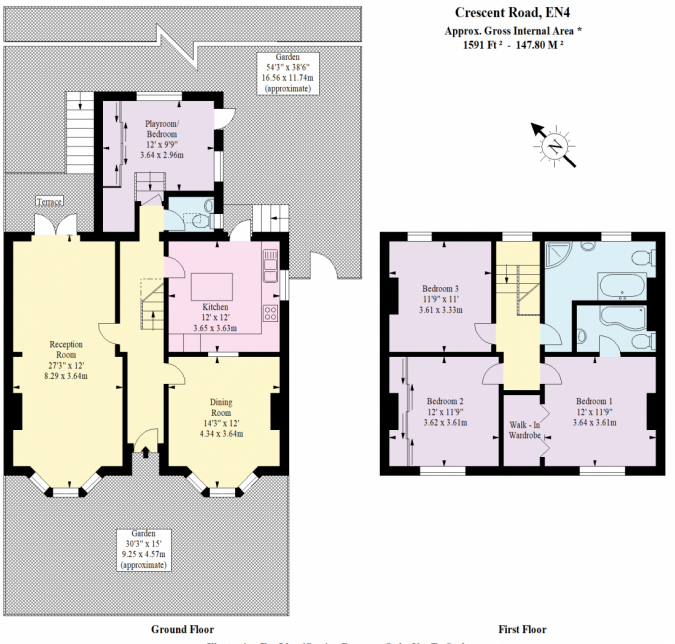
**SIDE PATIO GARDEN:** 48' 00" x 40' 00" (14.63m x 12.19m)

Private side entrance plus south easterly garden, with steps leading to the rear lawned garden with mature trees.

**COVERED TERRACE:** 10' 00" x 9' 00" (3.05m x 2.74m)

Steps down to the lawned garden, under the terraced storage area.






Crescent Road, EN4  
Approx. Gross Internal Area \*  
1591 Ft<sup>2</sup> - 147.80 M<sup>2</sup>

Ground Floor First Floor

Illustration For Identification Purposes Only, Not To Scale  
\* As Defined by RICS - Code of Measuring Practice  
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Tel: 0204 115 5600  
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| Energy Efficiency Rating                    |          |                                                                                                             |
|---------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current  | Potential                                                                                                   |
| Very energy efficient - lower running costs |          |                                                                                                             |
| (92+)                                       | <b>A</b> | <b>81</b>                                                                                                   |
| (81-91)                                     | <b>B</b> |                                                                                                             |
| (69-80)                                     | <b>C</b> |                                                                                                             |
| (55-68)                                     | <b>D</b> |                                                                                                             |
| (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  |

81

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Address: Crescent Road, Barnet, EN4

