



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£835,000

TENURE : FREEHOLD

Crescent Road, New Barnet EN4

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 3

**WELL PRESENTED 3 - 4
BEDROOM VICTORIAN SEMI-
DETACHED HOUSE**

DOUBLE FRONTED

PERIOD FEATURES

3 - 4 RECEPTIONS

HIGH CEILINGS

KITCHEN - BREAKFAST ROOM

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



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.

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.

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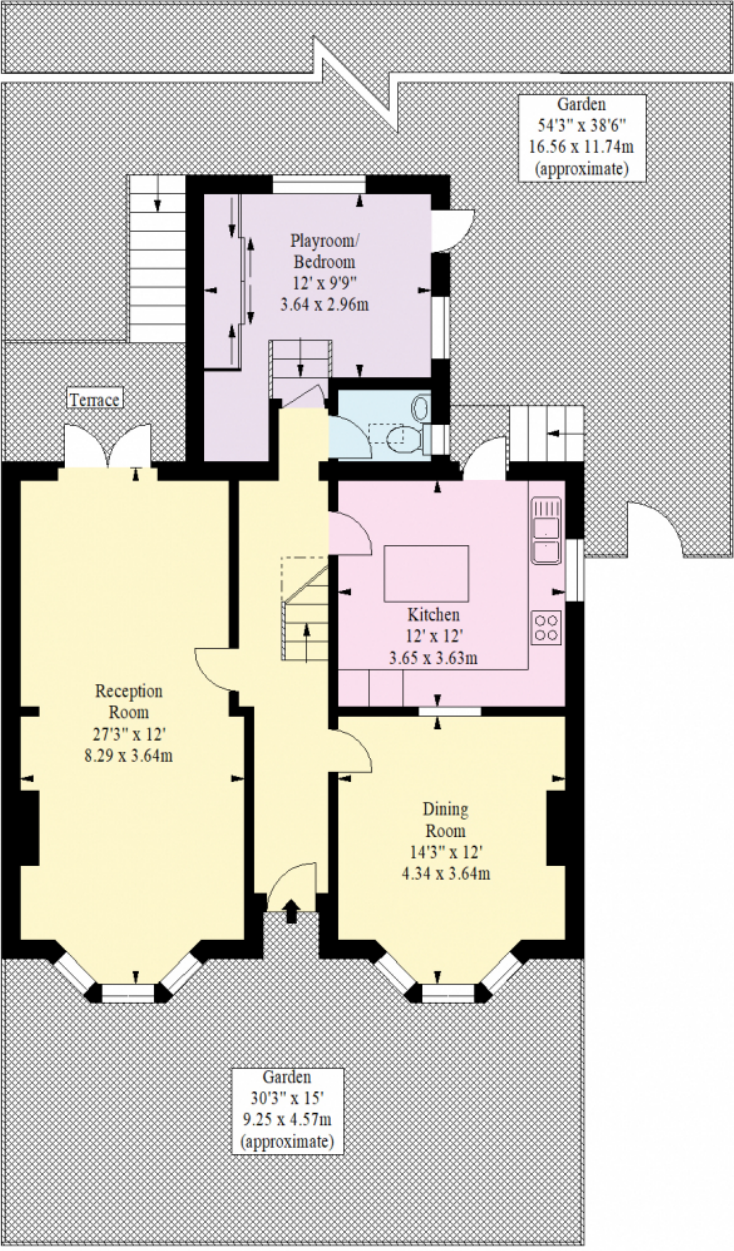
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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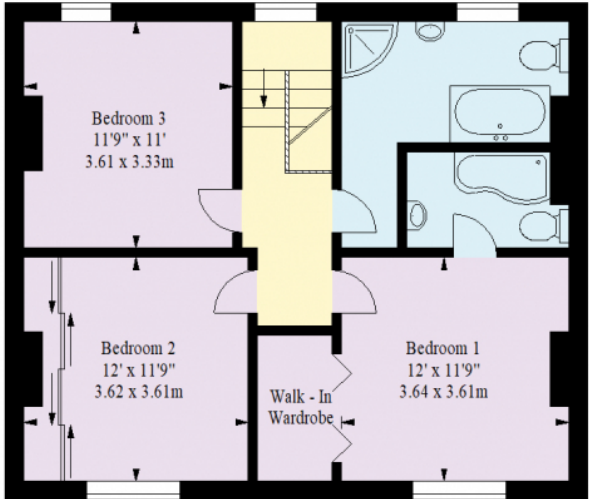


Crescent Road, EN4

Approx. Gross Internal Area *
1591 Ft² - 147.80 M²



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 0094 115 345958

www.ifpl.lk

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