

CRESCENT ROAD

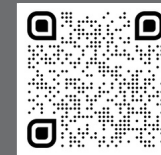
BARNET - EN4

THOMAS
JAMES



- FIVE BEDROOMS
- FOUR BATHROOMS
- OPEN PLAN LIVING

- 50 METER GARDEN WITH STUDIO
- DRIVEWAY FOR TWO CARS
- HIGHEST SPECIFICATION



FOR SALE
£1,200,000
FREEHOLD

CRESECENT ROAD

BARNET - EN4

THOMAS
JAMES



5 BEDROOM HOUSE

£1,200,000 - FREEHOLD

IN BRIEF

This semi detached house has been thoroughly renovated and extended to create a spacious and spectacular high spec home with 5 bedrooms, 4 bathrooms, a separate gym building, and a host of stylish fixtures and fittings. It also has off street parking and a delightful, long west-facing garden.

PROPERTY DESCRIPTION

The immaculate exterior creates a great first impression which is amplified the moment you step into the interior. No detail has been overlooked, and the property oozes both style and substance, with impeccable décor and a range of mod cons include underfloor heating, bespoke feature lighting, and a fully integrated sound system.

Each of the three floors has been reconfigured to maximise space and light, with rooms perfectly tailored to modern lifestyles. The standout rooms are the main open plan living space on the ground floor and the second (top) floor master bedroom suite.

The open plan living room is flooded with light from a large skylight and full height glazed doors, and has spectacular views of the beautiful landscaped garden. The whole space is fabulous for entertaining, combining a generously sized kitchen with dining and lounge areas which both have direct access to the paved terrace, creating a continuous indoor/outdoor space. There's a serene traditional living room with a large square bay window on this floor, as well as a WC and a utility room.

The first floor is home to four bedrooms, two of which are complete bedroom suites with built-in wardrobes and en suite shower rooms. The smaller two bedrooms sit to either side of the main bathroom, which features a whirlpool bath.

COUNCIL TAX BAND: E
BARNET COUNCIL

EPC RATING: D

FREEHOLD



MELBOURNE AVENUE

PALMERS GREEN - N13



PROPERTY DESCRIPTION CONTINUED.....

The main bedroom suite on the second floor comprises a large bedroom with full height glazed doors that provide great garden views, two large Velux roof lights, bespoke storage, and an en suite steam room shower. All floors are connected by a stunning hardwood stair with a glass balustrade, illuminated by a top Velux roof light

The property is set back from the road behind a walled and block-paved front garden with parking for two cars and an attractive olive tree. A gated side alley leads to the lovely rear garden which has a raised paved terrace adjacent to the rear of the house, a long lawn bordered by mature planting, and a gym building and separate storage shed at the end. The 276 sq ft gym has a high vaulted ceiling, glazed bifold doors that open onto the garden, and a shower room. If not required as a gym, it's suited to a variety of potential alternative uses.

LOCAL LIFE

The property is just over five minutes' walk from the many shops and amenities of New Barnet town centre. These include numerous local independent shops, bars and restaurants as well as high street chains and a range of services.

There are regular direct 30-minute train services to Moorgate in the City from New Barnet station, just a ten minute walk from the property.

There are lots of green spaces and sports and leisure facilities nearby, including the Pymme's Brook Trail and Victoria Recreation Ground where you'll find the New Barnet Leisure Centre alongside sports courts, a bowls club, open green space, and a playground.

VIDEO

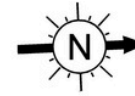
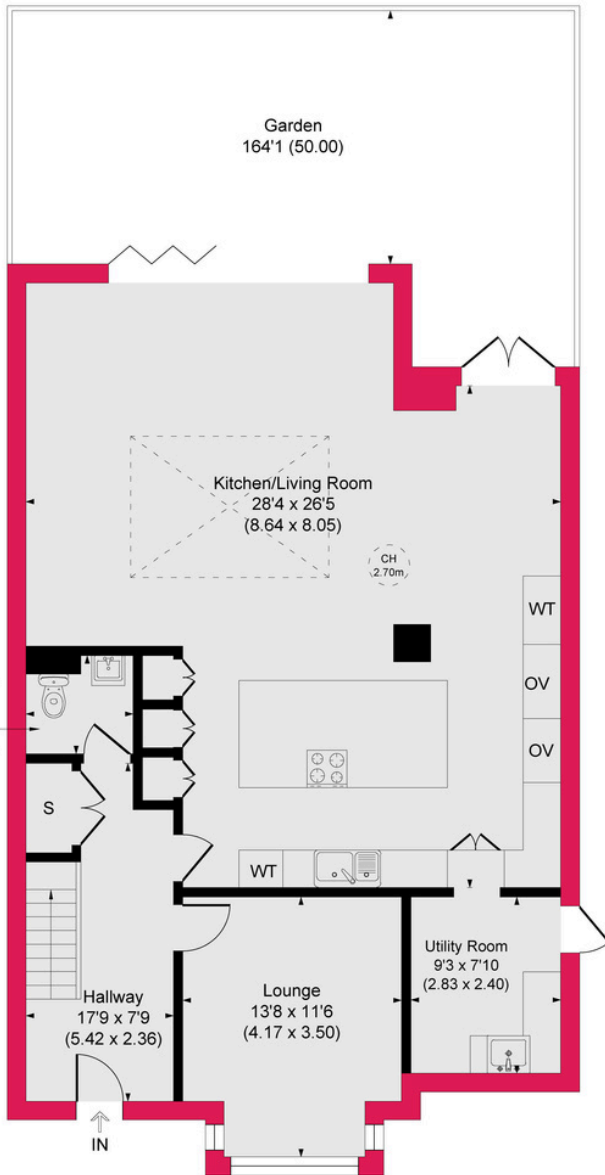


TRANSPORT

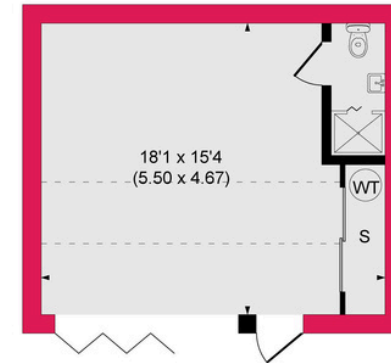


All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

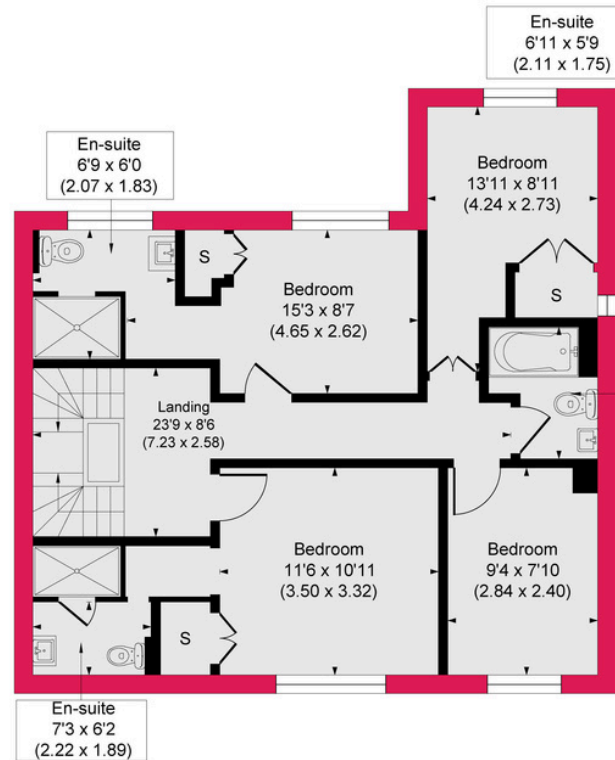
Ground Floor
108.84 sq.m. (1172.00 sq.ft.) approx.



Outbuilding
25.68 sq.m. (276.00 sq.ft.) approx.



First Floor
69.92 sq.m. (753.00 sq.ft.) approx.



Second Floor
32.44 sq.m. (349.00 sq.ft.) approx.



TOTAL FLOOR AREA : 236.89 sq.m. (2550.00 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Thomas James Estate Agents
t 0208 226 0068
e info@thomasjameskw.com
w thomasjamesestateagents.com





THOMAS
JAMES





THOMAS
JAMES



THOMAS
JAMES





THOMAS
JAMES

THOMAS
JAMES

