

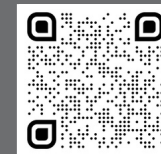
CRESCENT ROAD

BARNET - EN4

THOMAS
JAMES



- DETACHED BUNGALOW
- 3 BEDROOMS
- 130 FT GARDEN AND GARDEN STUDIO
- AVAILABLE NOW
- UNFURNISHED
- CLOSE TO TRANSPORT



TO LET
£2,750 pcm

CRESCENT ROAD

BARNET - EN4

THOMAS
JAMES



3 BEDROOM BUNGALOW

£2,750 PCM

This detached property, originally a bungalow, has been extended to provide three bedrooms and a garden studio. Located within easy walking distance of the shops, amenities, and station in New Barnet, it also has a huge 130 ft rear garden.



COUNCIL TAX BAND: E
Barnet Council

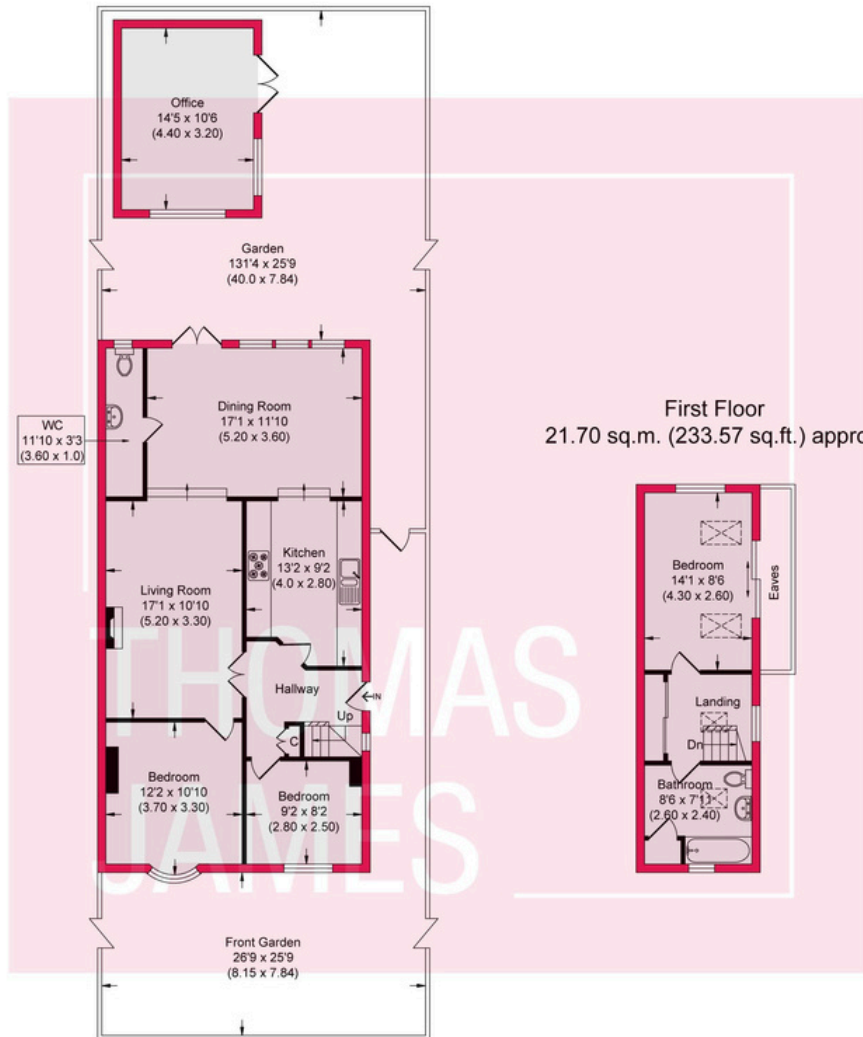
EPC RATING: E

Available unfurnished
Available now





Ground Floor
80.10 sq.m. (862.19 sq.ft.) approx.



First Floor
21.70 sq.m. (233.57 sq.ft.) approx.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 101.80 sq.m. (1095.76 sq.ft.) approx. (EXCLUDING OFFICE)

OFFICE AREA : 14.08 sq.m. (151.55 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor 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.

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.

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