



Crescent Road, Barnet, EN4

Offers in excess of: £800,000

Freehold

Crescent Road, Barnet, EN4

This charming Edwardian family home offers spacious living throughout, featuring high ceilings and retaining period details, as well as a 150ft rear garden.

Accessed through an original panelled door, the entrance hall boasts tessellated tiled flooring and intricate ceiling mouldings. The bay-fronted reception room is fitted with UPVC double-glazed sash windows, hardwood flooring, skirtings, and a fireplace as the central feature. The rear-facing dining room opens to the garden, as does the generously sized, fully-fitted kitchen with quarry-tiled flooring. The first floor accommodates three spacious double bedrooms, two with built-in wardrobes, family bathroom and scope exists to covert loft space to add two further bedrooms and bathroom.

Externally, the 150ft garden offers a York stone patio, gate to side passage, a well-maintained lawn with planted borders, and an outbuilding at the rear.

Ideally situated, this home is within walking distance of several highly regarded schools, including Livingstone Primary and Nursery, Trent CofE Primary, and JCoSS Secondary. New Barnet mainline station, less than half a mile away, provides an easy commute to London King's Cross and Moorgate Stations. Nearby amenities include Sainsbury's and Aldi supermarkets, as well as New Barnet Leisure Centre, featuring a pool and library within Victoria Park.

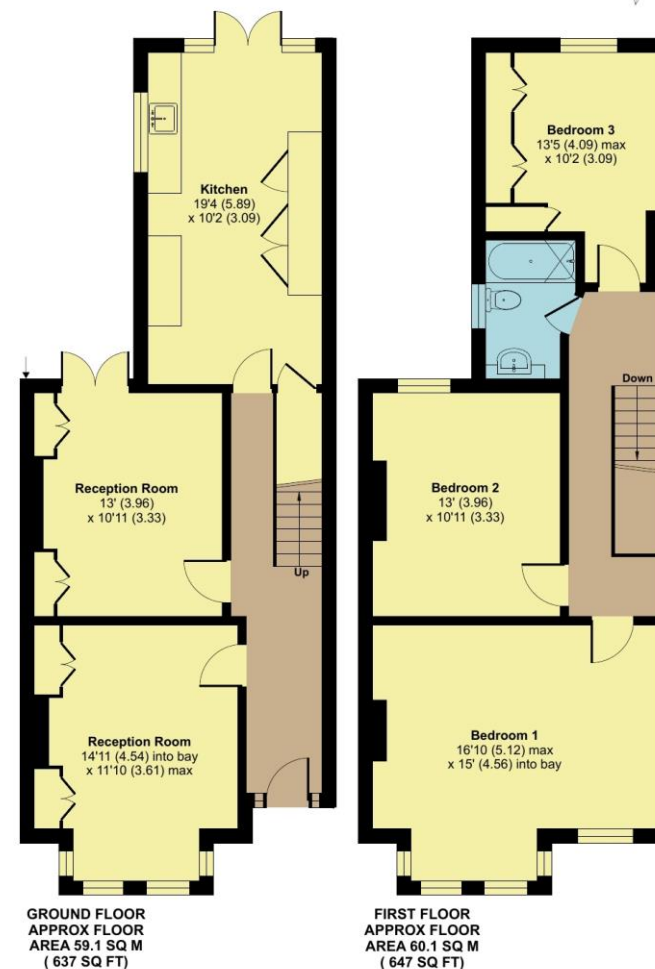
- **EDWARDIAN PERIOD FAMILY HOUSE**
- **THREE DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN BREAKFAST ROOM**
- **BATHROOM**
- **150ft WEST FACING GARDEN**
- **UPVC DOUBLE GLAZED SASH WINDOWS**
- **CHAIN FREE**
- **PERIOD FEATURES & HIGH CEILINGS**



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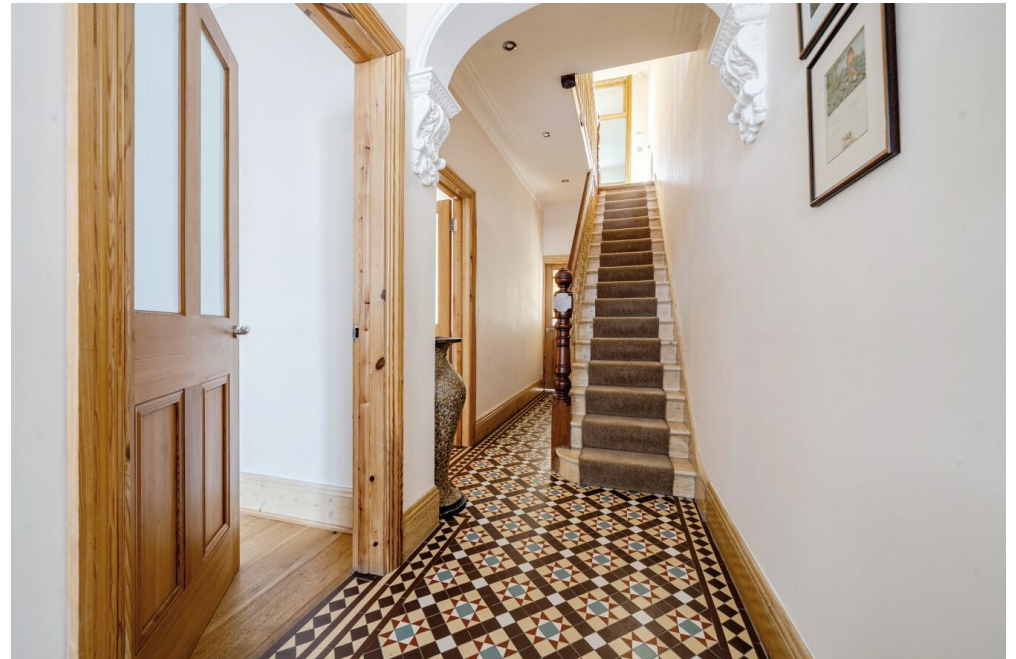
Approximate Area = 1284 sq ft / 119.2 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcbecom 2025. Produced for Hunters Property Group. REF: 1248293









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	59
(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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The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN240450