



Sutton Crescent, Barnet, EN5

Asking Price: £975,000

Freehold

This extended and refurbished detached family home is situated at the top of a quiet residential road, ideally located for Barnet Town Centre, local schools, and transport links.

The generous, modern living space includes a superb extended kitchen and breakfast room, complete with bi-fold doors leading to the garden and a large roof light that floods the area with natural light. A separate lounge is located at the front of the house. On the ground floor, you'll also find a guest WC and utility room. The first floor features four bedrooms, including one en-suite, as well as a family bathroom.

Externally, the landscaped rear garden, with a newly laid patio, extends to 45ft and a block-paved frontage provides off-street parking for two cars.

The property has a B-rated EPC, offering a cost-effective energy supply, supported by a solar panel system.

Ideally located for a range of state primary and secondary schools, including Queen Elizabeth's Boys Grammar, Queen Elizabeth Girls' Secondary, Whitting's Hill Primary, and the recently opened Ark Pioneer Academy. High Barnet Underground Station (Northern Line, Zone 5) is approximately one mile away, and the town centre is within walking distance, offering numerous shops, bars, and restaurants, as well as a bustling Saturday food market. The Spires shopping precinct is nearby, home to Waitrose, H&M, and the 'Anytime Fitness' gym.

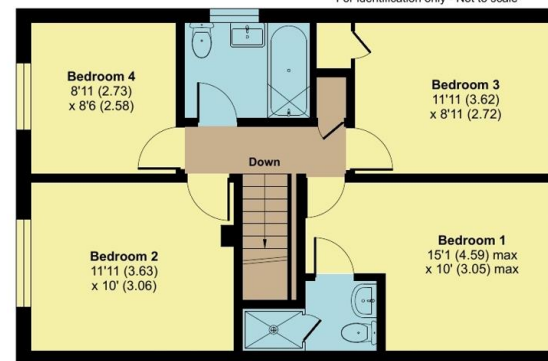
- **REFURBISHED DETACHED FAMILY HOME**
- **SOLAR PANELS**
- **FOUR BEDROOMS**
- **KITCHEN BREAKFAST FAMILY ROOM**
- **SEPARATE LOUNGE**
- **FAMILY BATHROOM & EN-SUITE**
- **UTILTY ROOM**
- **GROUND FLOOR WC**
- **LANDSCAPED 45ft GARDEN**
- **OFF STREET PARKING**



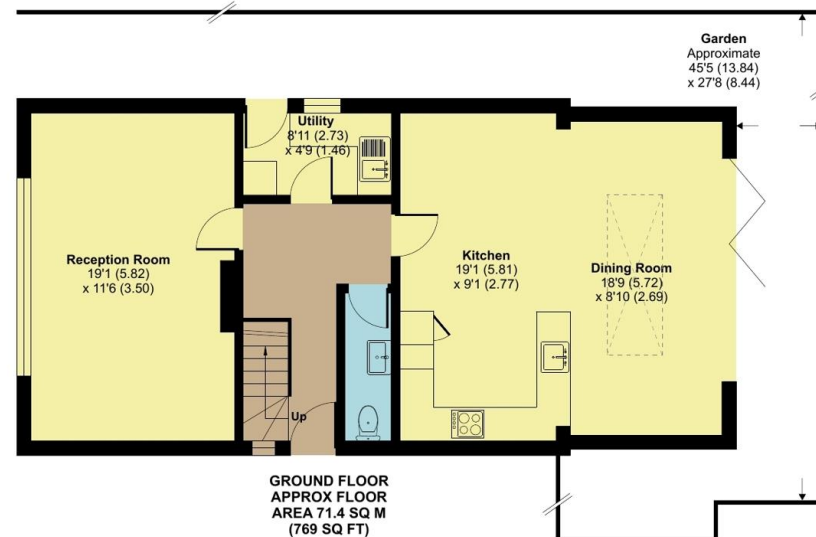
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Approximate Area = 1352 sq ft / 125.6 sq m

For identification only - Not to scale



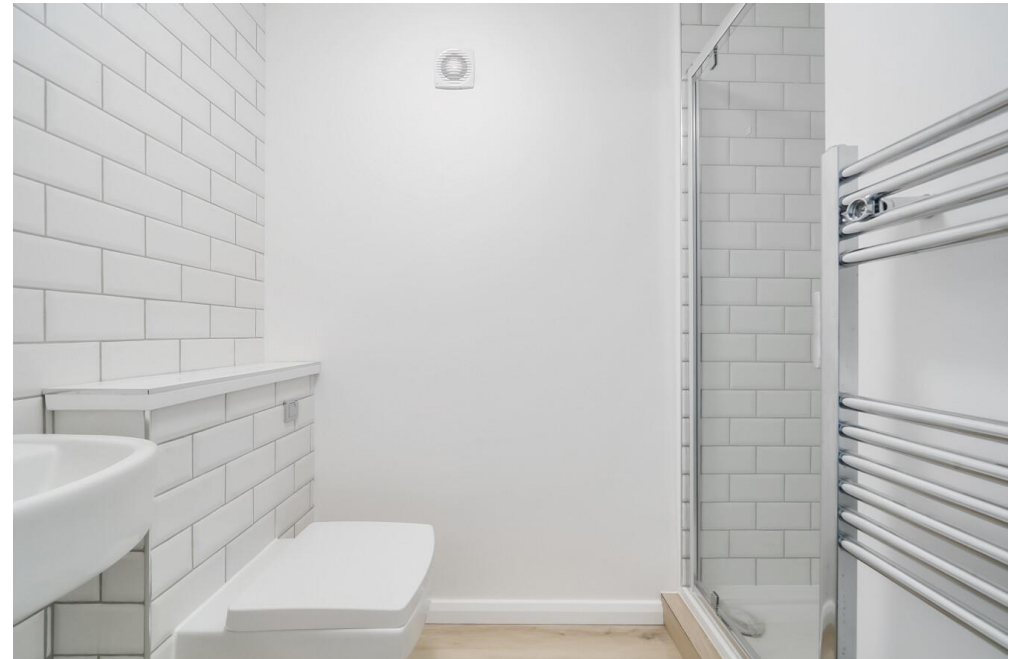
FIRST FLOOR
APPROX FLOOR
AREA 54.1 SQ M
(583 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 71.4 SQ M
(769 SQ FT)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2025. Produced for Hunters - Barnet & Whetstone. REF:1261969











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(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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Disclaimer

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: BRN250076