

CRESCENT ROAD

Barnet EN4 9RJ



EDWARDIAN TERRACED HOUSE - OFFERED CHAIN FREE

THREE GOOD SIZED BEDROOMS

BRIGHT & AIRY FRONT RECEPTION WITH FIREPLACE

SPACIOUS KITCHEN-DINING ROOM

MODERN FIRST FLOOR SHOWER/WC

SOUTH FACING GARDEN WITH STORAGE SHED & PATIO

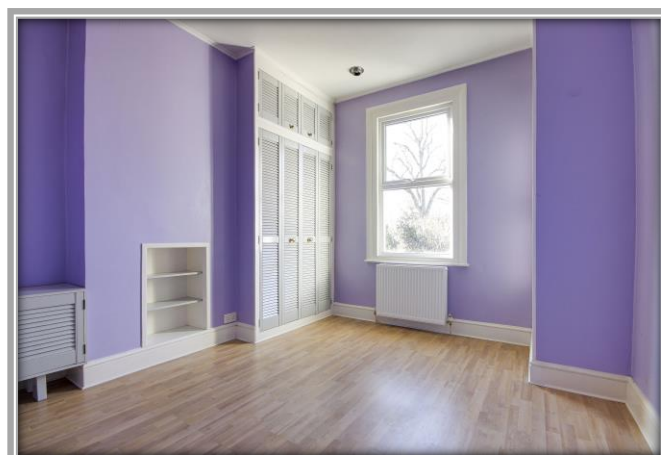
CONSERVATORY & PART BOARDED LARGE LOFT SPACE

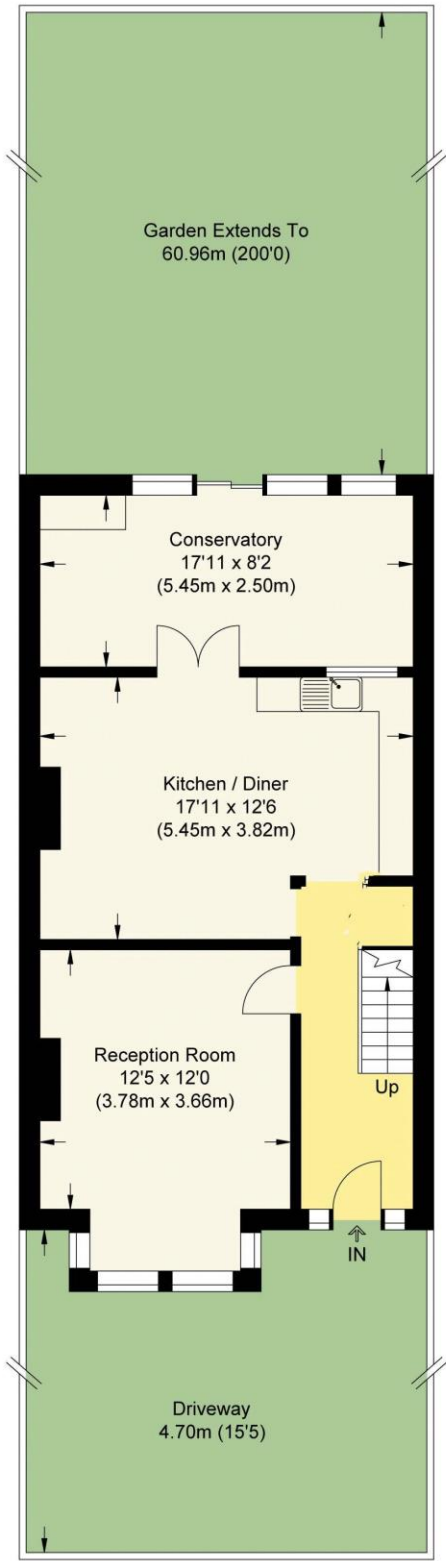
CLOSE TO SCHOOLS, TRANSPORT LINKS, SHOPS & MANY OTHER AMENITIES

£675,000

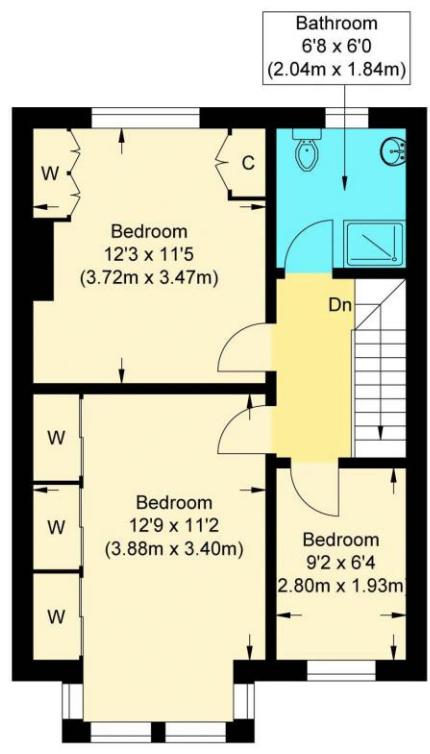
Freehold

James Hayward have pleasure in offering a CHAIN FREE, three bedroom Edwardian terraced house, ideally situated in a sought after location, walking distance from some highly regarded schools for all ages, transport links, shops, sports & leisure facilities, plus an abundance of other amenities. The property is complemented by a 200ft/60.9m south facing garden, offering an opportunity to add outbuildings, and also has generous scope to extend up and out, if required. Although some work may be desired, the property has been well maintained throughout and offers generous sized living space including a kitchen-dining area & a modern shower/wc. In our opinion, this would make a wonderful family home, in a good location, with the convenience of nearby amenities. Council Tax Band: E





Ground Floor



First Floor



Crescent Road, EN4

Approximate Gross Internal Floor Area : 102.90 sq m / 1107.60 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

110 Crescent Road BARNET EN4 9RJ	Energy rating D	Valid until: 21 January 2034
		Certificate number: 9081-3034-8209-0034-0200

Property type	Mid-terrace house
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9081-3034-8209-0034-0200>

1/5

Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000