



BARNET OFFICE  
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The award-winning agency ... where integrity counts

# Sutton Crescent

Barnet, EN5

-   
3  
BEDROOMS
-   
2/3  
RECEPTION  
ROOMS
-   
FITTED  
KITCHEN
-   
GARAGE
-   
PRIVATE  
GARDEN
-   
2  
BATHROOMS  
/SHOWER  
ROOMS



Offered for sale chain free this well presented three bedroom family house, set in a quiet location with ample storage in the eaves and the loft space.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.  
 Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters  
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Regulated by RICS

# Sutton Crescent, Barnet, EN5

- Good transport links
- Single garage (shared driveway)
- 2 Bathrooms
- 2/3 Reception rooms
- Semi-detached
- Kitchen/dining room

## THE OWNERS LOVE

"Friends, BBQs and drinks on the south facing deck"  
 "Standing in the back bedroom every morning gazing at the view over Totteridge"  
 "Blessed by the open view from the living room out across the street"

## WE'VE NOTICED

The property is located in a quiet location and is ideal for families.  
 The property is located close to Barnet Hospital.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

**£620,000** Freehold