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Pinecroft Crescent  
Barnet



## 3 Pinecroft Crescent, Barnet, Herts, EN5 2NX

A beautifully presented 4 bedroom detached home situated within this private tree lined crescent within easy reach of the High Street and High Barnet Tube Station. This stunning property comprises a welcoming entrance hall, oak flooring throughout the ground floor, study, guest w.c, double reception room with feature fireplace, spacious luxury fitted kitchen breakfast room with a central island and underfloor heating, a store room, a principal bedroom with en suite shower room with underfloor heating, 3 further bedrooms and a family bathroom. Externally there is a landscaped rear garden, a converted garage which now provides a generous store room and driveway parking.

Ideally located within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. Approximately half a mile away is High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also within easy reach and buses provide access to neighbouring areas. Barnet has many renowned highly regarded schools such as Foulds, Christchurch, Queen Elizabeth Girls and Queen Elizabeth Boys.

Local authority: Barnet Council

Council tax: Band F





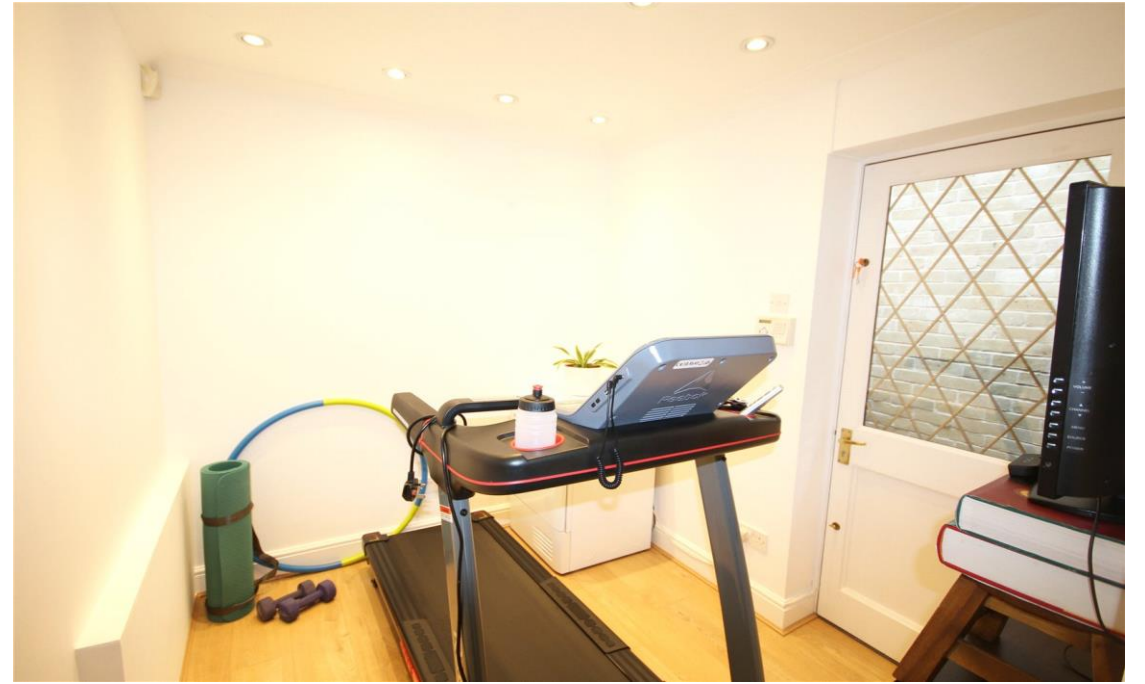




ISLINGTON  
Gazette  
SHE'S GOT A  
TICKET  
TO RYDE

































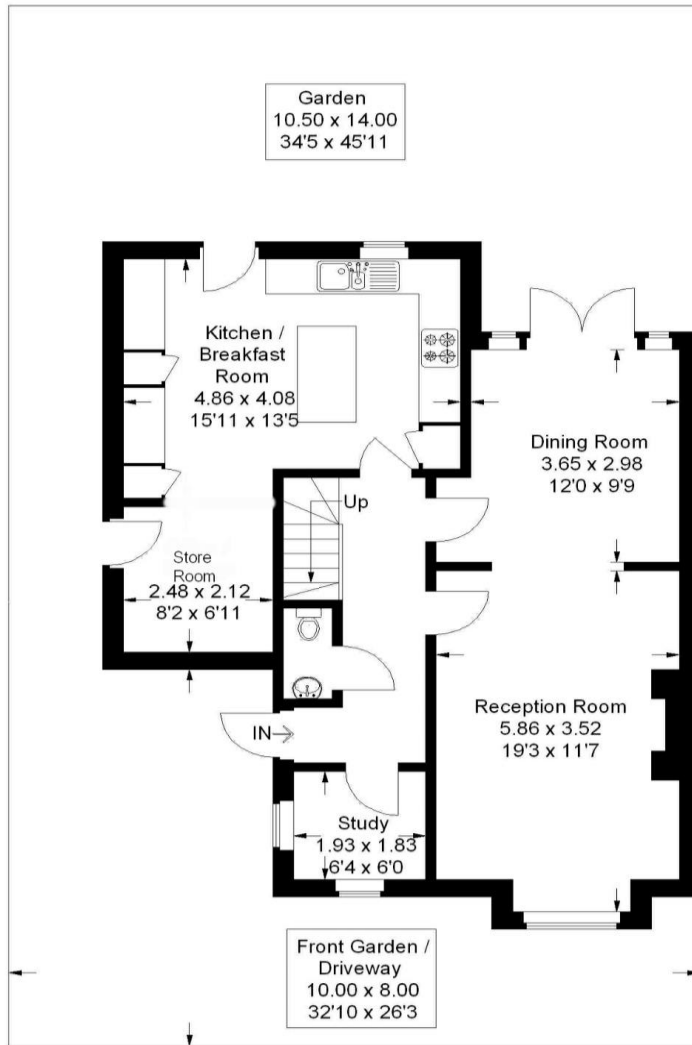




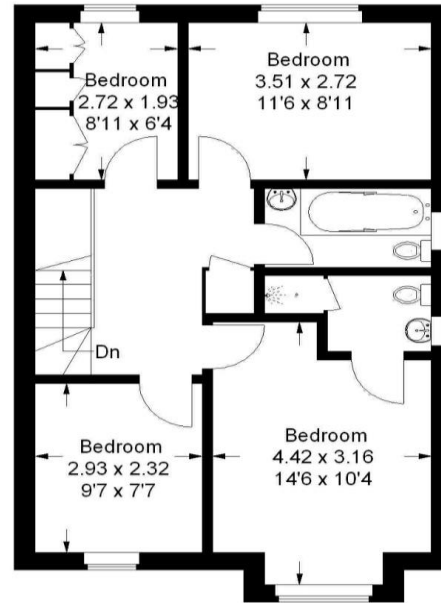




Approximate Gross Internal Area  
125.5 sq m / 1351 sq ft



Ground Floor



First Floor



illustration for identification purposes only ,measurements are approximate ,not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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