



Crescent Road  
Barnet, EN4 9RJ





## ACCOMODATION SUMMARY

We are delighted to offer for sale this luxurious, recently refurbished six-bedroom detached house, finished to an exceptional standard. Equipped with the latest smart home technology, the entire property can be controlled via your smartphone, from lighting, heating and audio visual, to advanced security systems, including a comprehensive monitored alarm. For added comfort, the home also features underfloor heating throughout.

On the ground floor, you are greeted by a welcoming hallway with guest w.c, a large luxurious, Italian eat in kitchen complete with Siemens appliances, a discreet secondary kitchen/utility room with Miele appliances offering a space for private cooking, an air-conditioned cinema room and an impressive and expansive living area.

Moving to the first floor, there are four generously sized double bedrooms, each bathed in natural light. One bedroom has an en-suite bathroom, while the other three share a stylishly appointed guest bathroom.

The top floor boasts a wonderful air-conditioned principal suite benefitting from lots of natural light thanks to multiple windows and an en-suite bathroom featuring a built-in TV. There is also a study/dressing room leading to an extra bathroom.

Externally there is a private rear garden with outdoor kitchen incorporating a professional grade bbq, along with a summerhouse/studio with audio, wi fi and pre-wired for tv & telephone.

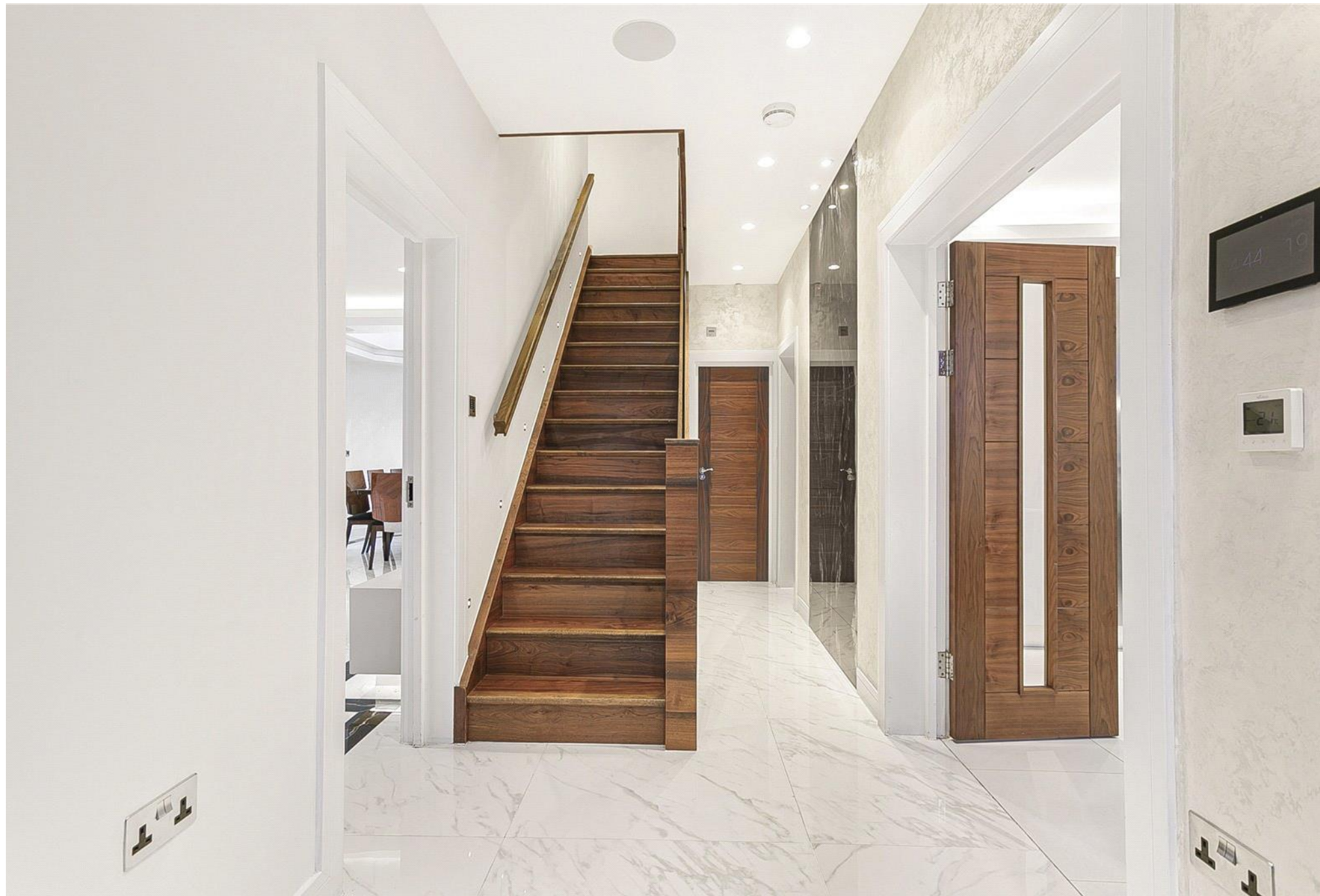
The carriage driveway accommodates up to five cars.

The property is located within reach of New Barnet Mainline station as well as popular local schools including, JCoss and East Barnet Secondary school. High Barnet (Northern Line) and Cockfosters (Piccadilly Line) are the nearest tube stations and the area is also served by numerous bus routes.

## SPECIFICATION LIST

- Full underfloor heating throughout the house.
- Lutron lighting throughout the house.
- Full Control4 home automation. (Available by separate negotiation)
- Bowers & Wilkins (B&W) high end audio built in to every room including bathrooms and externally in the garden.
- Aquavision in master en-suite.
- Electrically operated curtains and blinds throughout the house.
- Professional grade Miller & Kreisel (M&K) home cinema system with full Dolby Atmos 7.2.4 and high end Sony laser projector. (Available by separate negotiation)
- High end Italian main kitchen fitted with top of the line Siemens IQ700 built in appliances and Siemens A-Cool integrated fridge, freezer and wine cooler.
- Secondary kitchen with Miele appliances.
- High end CCTV and wired monitored alarm with police response.
- Built in professional grade barbecue by Archway.
- Summer house with built in B&W audio, Wi-Fi, and prewired for TV & telephony.
- Mitsubishi air-conditioning fitted in loft rooms and cinema.
- 3-phase high speed, 22kw electric car charger.





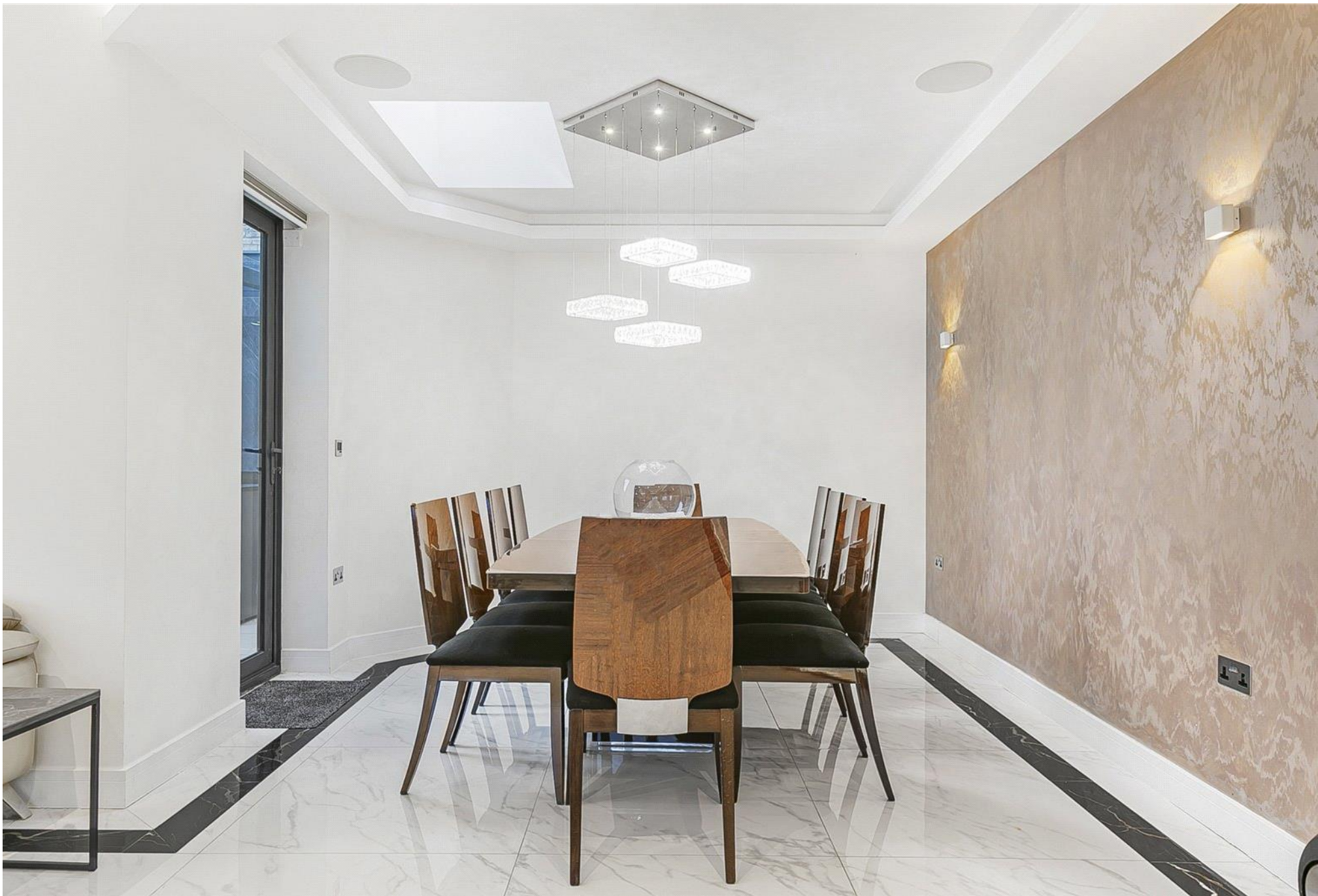




























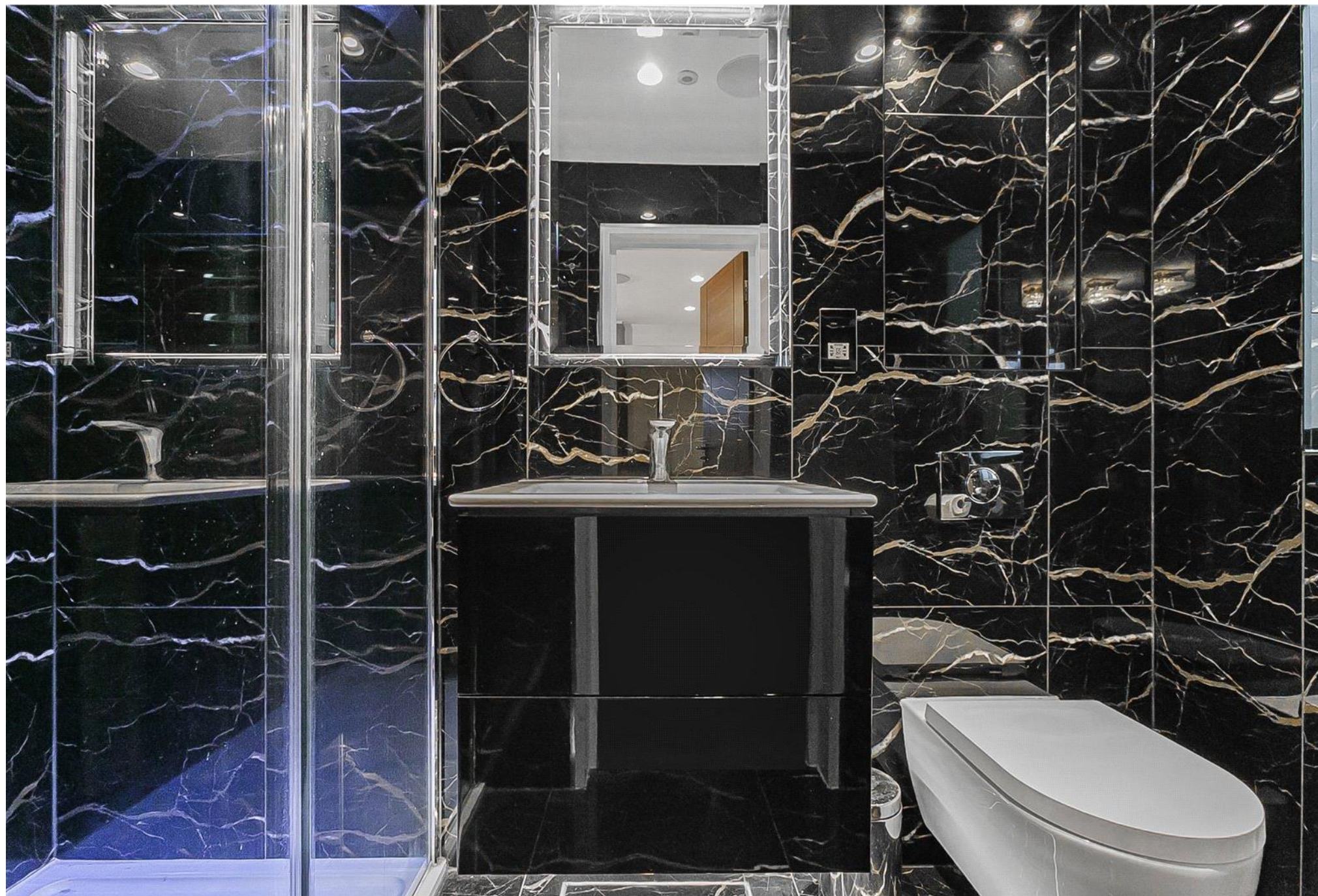






















































**Approximate Gross Internal Area 3008 sq ft - 279 sq m**

Ground Floor Area 1220 sq ft – 113 sq m

First Floor Area 888 sq ft – 82 sq m

Second Floor Area 675 sq ft – 63 sq m

Outbuilding Area 225 sq ft – 21 sq m



Local Authority: Barnet  
Council Tax Band: F  
Tenure: Freehold



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	82
(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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