



Belmont Avenue
Cockfosters, EN4 9LJ
£895,000



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* CHAIN FREE *

An excellent opportunity to acquire a well-appointed THREE BEDROOM DETACHED RESIDENCE in a highly sought-after residential area of COCKFOSTERS. Ideally located just a short walk from Cockfosters Underground Station (PICCADILLY LINE) and the vibrant Cockfosters High Street, offering a variety of cafés, restaurants, and boutiques.

This PRIME LOCATION currently offers versatile living to provide generous accommodation throughout, including ample POTENTIAL FOR IMPROVEMENT / EXTENSION (STPP) on a sufficient plot.

Flooded with natural light, the home offers a bright and airy feel throughout. The present layout comprises; entrance hall, spacious reception room, conservatory, kitchen, GUEST CLOAKROOM, three bedrooms and a family bathroom.

Additional features include: extensive block-paved driveway with OFF-STREET PARKING for numerous vehicles, secluded garden with modest patio leading to mature landscaped area and GARAGE.

With JCoSS Secondary School and Trent Church of England Primary School within a 10 minute walk to facilitate catchment criteria. This is a fantastic opportunity to secure a well-located family home with development potential in one of North London's most desirable suburbs.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





GROUND FLOOR

Entrance Hall

Kitchen

13'10 x 8'3 (4.22m x 2.51m)

Guest Cloakroom

Reception Room

18'8 x 15'7 (5.69m x 4.75m)

Conservatory

12'5 x 7'5 (3.78m x 2.26m)

FIRST FLOOR

Landing

Bedroom One

15'7 x 10'4 (4.75m x 3.15m)

Built-in Wardrobes

Bedroom Two

13'11 x 9'2 (4.24m x 2.79m)

Built-in Wardrobes

Bedroom Three

9'2 x 7'9 (2.79m x 2.36m)

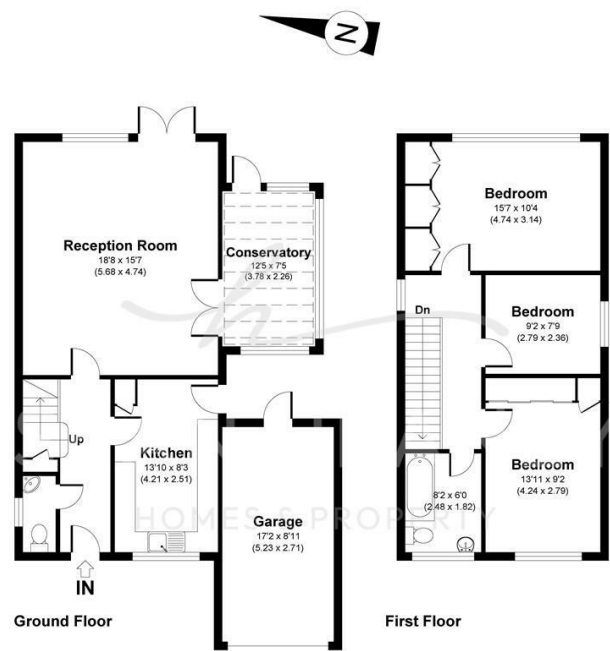
Family Bathroom

8'2 x 6'0 (2.49m x 1.83m)

GARAGE

17'2 x 8'11 (5.23m x 2.72m)

Floor Plan



Belmont Avenue, EN4

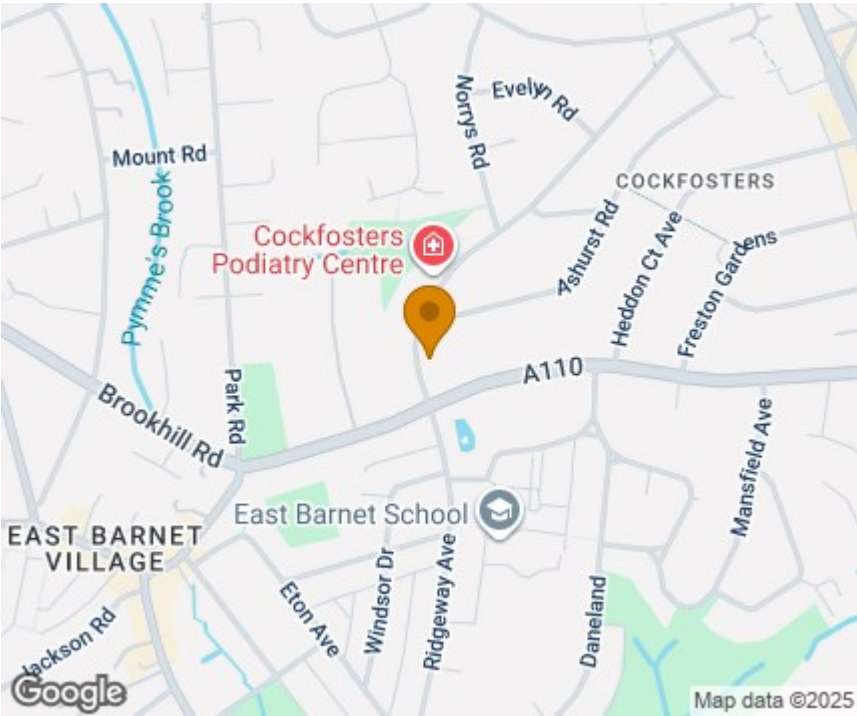
APPROXIMATE GROSS INTERNAL AREA 1271 SQ FT / 118.10 SQ M INC. GARAGE
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Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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- 2. 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.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Area Map



Energy Efficiency Graph

