



**Mount Pleasant**  
Cockfosters, Barnet, EN4 9HQ  
Guide Price £850,000



# Mount Pleasant

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SEMI-DETACHED FAMILY HOME offering GREAT OPPORTUNITY (stpp). Situated in this extremely DESIRABLE RESIDENTIAL LOCATION within short walking distance to COCKFOSTERS UNDERGROUND (Piccadilly Line) and close proximity to multiple cafes, restaurants and boutiques on the bustling COCKFOSTERS HIGH STREET.

This FOUR BEDROOM residence is IDEAL FOR FAMILY LIVING and the current owners have developed the property well to create considerable versatile accommodation. The EXTENSIVE GROUND FLOOR SPACE includes entrance hall, large reception with bay window through to dining area and connecting living/study area, kitchen/ breakfast room. A generous ground floor bedroom, GUEST CLOAKROOM and study space opens onto landscaped 75ft REAR GARDEN and patio terrace. Bright and spacious, with skylights and natural light flowing throughout. The first floor offers a further three bedrooms and a CONTEMPORARY FAMILY BATHROOM.

The converted garage provides an excellent ANNEXE space with added capacity for a loft conversion (stpp), if desired.

The property benefits further from a block-paved front DRIVEWAY, providing OFF STREET PARKING for two cars, front garden, garden shed and utility area. With JCoSS Secondary school and Trent Church of England Primary school being 10 mins walk to facilitate catchment criteria.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





## GROUND FLOOR

**Entrance Hallway**

**Reception Room**

13'11 x 12'11 (4.24m x 3.94m)

**Dining Room**

11'0 x 9'10 (3.35m x 3.00m)

**Living Area**

9'9 x 9'1 (2.97m x 2.77m)

**Kitchen/Breakfast Room**

11'0 x 9'2 (3.35m x 2.79m)

**Utility Area**

9'2 x 8'6 (2.79m x 2.59m)

**Guest Cloakroom**

**Bedroom Four**

16'8 x 7'7 (5.08m x 2.31m)

## FIRST FLOOR

**Landing**

**Bedroom One**

14'4 x 10'11 (4.37m x 3.33m)

**Bedroom Two**

10'6 x 10'1 (3.20m x 3.07m)

**Bedroom Three**

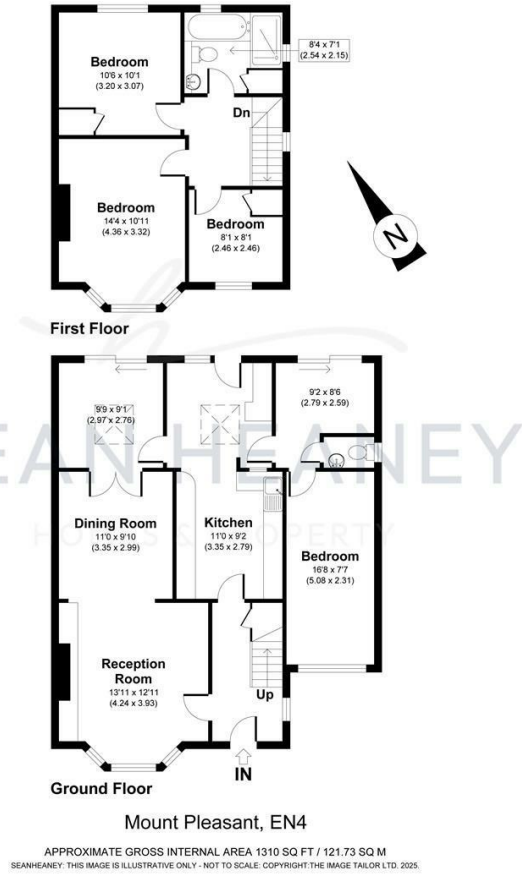
8'1 x 8'1 (2.46m x 2.46m)

**Family Bathroom**

8'4 x 7'1 (2.54m x 2.16m)



## Floor Plan

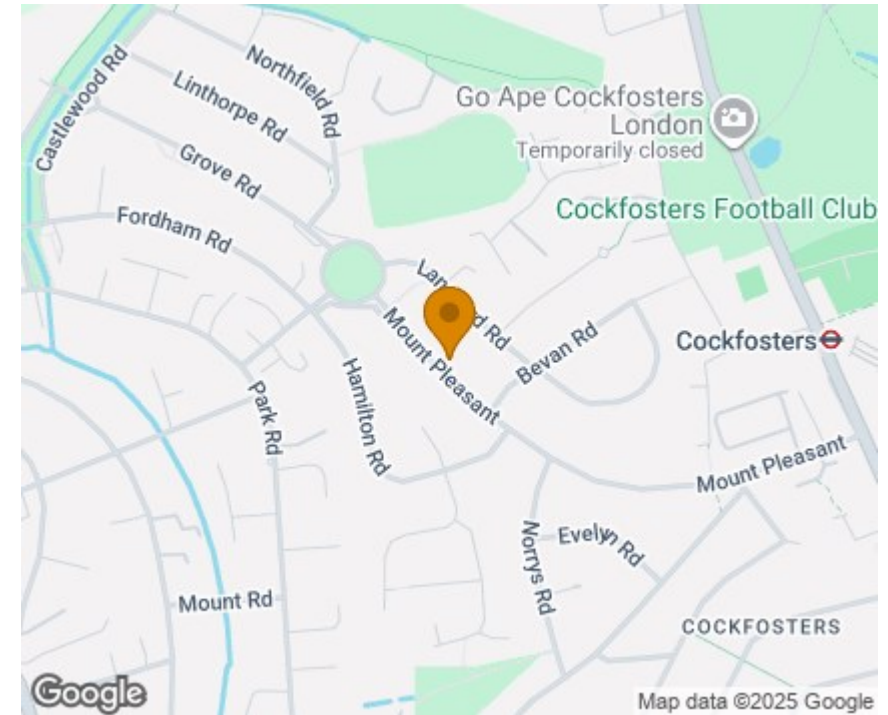


## Viewing

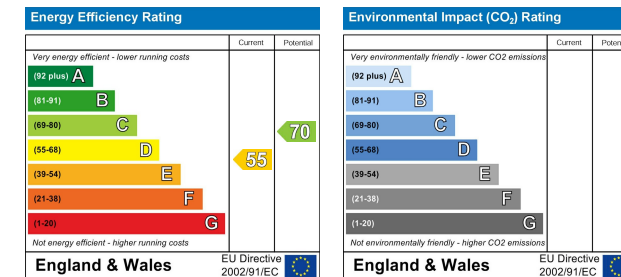
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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## Area Map



## Energy Efficiency Graph



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