

Sean Heaney
HOMES & PROPERTY



Belmont Avenue
Cockfosters, Barnet, EN4 9JP
£975,000

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Belmont Avenue

Cockfosters, Barnet, EN4 9JP

CHAIN FREE

A SUBSTANTIALLY SPACIOUS, extended SEMI-DETACHED 5 BED FAMILY HOME (approx. 2039sq ft) BACKING ONTO ALLOTMENTS in this highly sought after residential avenue. The ground floor rooms are approached via an IMPRESSIVE HALLWAY which provides access to a LARGE RECEPTION ROOM, dining room, BREAKFAST ROOM, fully fitted kitchen, UTILITY ROOM and store, as well as a GUEST CLOAKROOM. To the first floor there are 3 double bedrooms and a family bathroom with the second floor providing a further 2 bedrooms and a separate shower room and WC. The westerly aspect rear garden extends to approx. 98 ft in depth with the benefit of a raised terrace. There is also OFF STREET PARKING for several vehicles to the front. Within easy reach of Cockfosters underground (Piccadilly Line), East Barnet Village, popular schools and local shopping facilities.

EPC: E

ENTRANCE HALL

11'0 x 9'11 (3.35m x 3.02m)





RECEPTION ROOM
30'6 x 11'11 (9.30m x 3.63m)

BREAKFAST ROOM
11'8 x 11'0 (3.56m x 3.35m)

KITCHEN
20'0 x 8'10 (6.10m x 2.69m)

CLOAKROOM

UTILITY ROOM
9'6 x 8'5 (2.90m x 2.57m)

STORE
8'4 x 6'7 (2.54m x 2.01m)

GARDEN
78'1 x 34'9 (23.80m x 10.59m)

LANDING

BEDROOM 1
15'4 x 11'10 (4.67m x 3.61m)

BEDROOM 2
12'1 x 11'10 (3.68m x 3.61m)

BEDROOM 3
11'0 x 9'8 (3.35m x 2.95m)

FAMILY BATHROOM
10'11 x 8'6 (3.33m x 2.59m)

LANDING

BEDROOM 4
15'11 x 10'7 (4.85m x 3.23m)

BEDROOM 5
8'5 x 6'2 (2.57m x 1.88m)

SHOWER ROOM



Floor Plan



Total Area: 176.9 m² ... 1904 ft² (excluding garden)
 All measurements are approximate and for display purposes only.
 This floor plan should be used for illustration purposes only and in no way should be used to value a property for the basis of any sale or let.



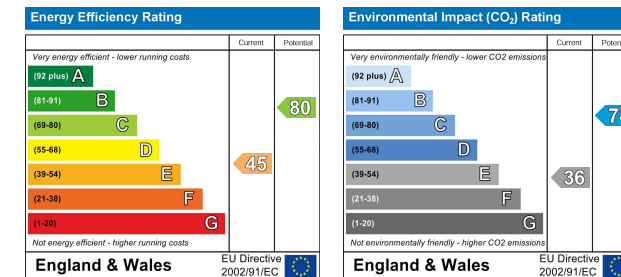
Area Map



Viewing

Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing for this property or require further information.

Energy Efficiency Graph



- Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 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.
- 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.
- 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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