



Sean Heaney
HOMES & PROPERTY
For Sale
020 8441 7173
www.seanheaney.co.uk

Cockfosters Road
Cockfosters, Barnet, EN4 0JY
Asking Price £630,000

Private Road off Cockfosters Road

Cockfosters, Barnet, EN4 0JY

* CHAIN FREE * CHARMING CHARACTER COTTAGE arranged over three floors in a QUIET MEWS of Victorian cottages, set back on a PRIVATE ROAD with TWO OFF STREET PARKING SPACES.

The ground floor offers SPACIOUS OPEN PLAN LIVING AREA with bespoke shelving and cupboards throughout, dining space and built-in HOME OFFICE AREA. The EXTENDED AND SPACIOUS KITCHEN with a centre island, has PLENTY OF NATURAL LIGHT FLOODING THROUGH the large central skylight and leads to a PRIVATE GARDEN with shed.

The first floor offers a DOUBLE BEDROOM with ORIGINAL FIREPLACE, bespoke fitted blackout blind with shutters at the window and modern fitted wardrobes with internal shelves. The LARGE BATHROOM also features an original fireplace.

The second floor offers a DOUBLE BEDROOM with original beams to the ceiling, modern bespoke fitted wardrobes with drawers and EN-SUITE BATHROOM.

IDEALLY LOCATED within a short walking distance of Trent Park, COCKFOSTERS UNDERGROUND (Piccadilly Line) and the multiple shopping, cafés and restaurant facilities. HADLEY WOOD MAINLINE STATION, Hadley Common and the M25 are a short drive.

EPC : D

GROUND FLOOR

Open Plan Living Area/Lounge
13' x 11'2 (3.96m x 3.40m)



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Open Plan Living Area/Dining
13' x 9'10" (3.96m x 3.00m)

Kitchen
16' x 12'6" (4.88m x 3.81m)

Garden
23' x 13' (7.01m x 3.96m)

FIRST FLOOR

Landing

Double Bedroom
13' x 10'8" (3.96m x 3.25m)

Bathroom
9'11" x 8' (3.02m x 2.44m)

SECOND FLOOR

Double Bedroom
13'1" (max) x 12'8" (into bay)
(3.99m (max) x 3.86m (into bay))

En -Suite Bathroom
7'6" x 4'11" (2.29m x 1.50m)



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Floor Plan



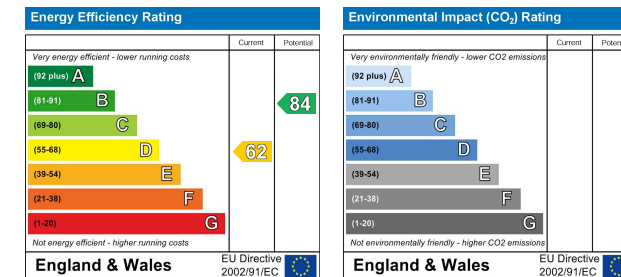
Area Map



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.

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.
- Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

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