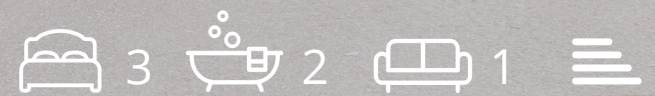




**Verwood Drive**  
Cockfosters, EN4 9TP

Guide Price £770,000



## Verwood Drive

Cockfosters, EN4 9TP

HIGHLY DESIRABLE RESIDENTIAL LOCATION within easy reach of COCKFOSTERS UNDERGROUND, GOOD SCHOOLS, LOCAL RESTAURANTS, CAFES & SHOPPING FACILITIES. A sought after area close to TRENT PARK offering a BEAUTIFUL FAMILY HOME.

A 3 BEDROOM DETACHED PROPERTY, comprising; entrance hall, GUEST CLOAKROOM, kitchen, large reception leading onto PRIVATE MATURE REAR GARDEN, two bedrooms, family bathroom and MASTER BEDROOM WITH EN-SUITE.

The residence is conveniently located for HADLEY WOOD MAINLINE (direct access to London Kings Cross/Moorgate), the M25 is a short distance by car and the property also benefits from an attractive frontage, GARAGE and driveway providing OFF STREET PARKING.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : FREEHOLD





## GROUND FLOOR

### Entrance Hall

### Kitchen

12'9 x 8'4 (3.89m x 2.54m)

### Reception Room

16'7 x 15'4 (5.05m x 4.67m)

### GARAGE

18'4 x 8'8 (5.59m x 2.64m)

### Driveway

## FIRST FLOOR

### Landing

### Bedroom One

12'4 x 12'1 (3.76m x 3.68m)

### En Suite

8'0 x 4'1 (2.44m x 1.24m)

### Bedroom Two

11'11 x 8'4 (3.63m x 2.54m)

### Bedroom Three

9'5 x 6'8 (2.87m x 2.03m)

### Family Bathroom

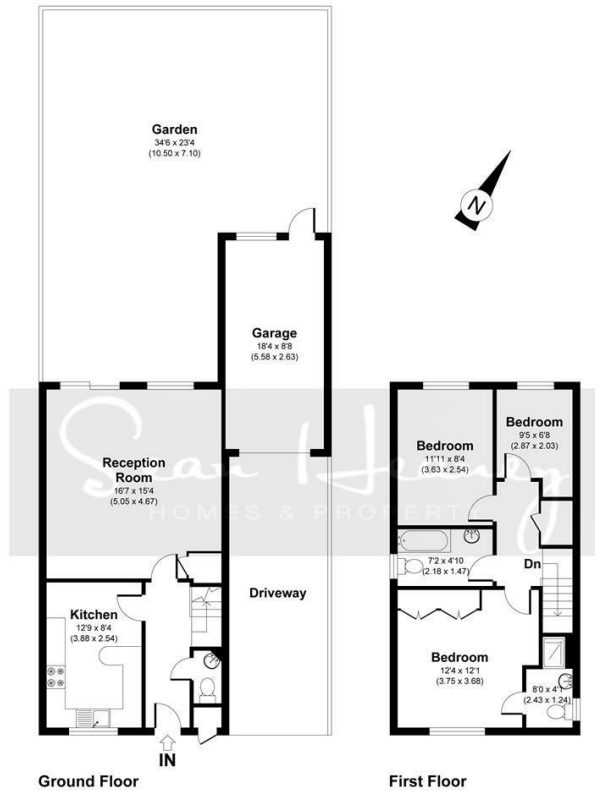
7'2 x 4'10 (2.18m x 1.47m)

## GARDEN

34'6 x 23'4 (10.52m x 7.11m)



## Floor Plan



Verwood Drive, EN4

APPROXIMATE GROSS INTERNAL AREA 1067 SQ FT / 99.18 SQ M INC. GARAGE  
SEANHEANEY: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE IMAGE TAILOR LTD. 2024.

## Viewing

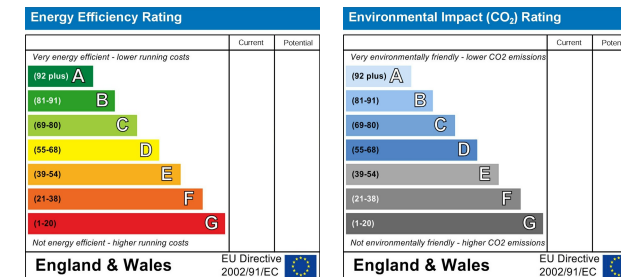
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. 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.
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.
5. 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.

## Area Map



## Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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