

# Sean Heaney

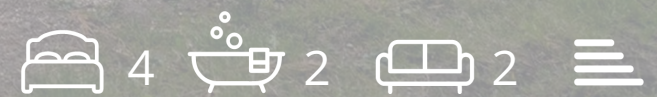
HOMES & PROPERTY



## Cockfosters Road

Cockfosters, Barnet, EN4 0HJ

Price Guide £1,250,000



# Cockfosters Road

Cockfosters, Barnet, EN4 0HJ

SUBSTANTIAL DETACHED FAMILY HOME located in the desirable COCKFOSTERS suburb. The DORMER BUNGALOW boasts over 1,800 sq ft and a SOUTH WESTERLY FACING PLOT with a 200 ft SECLUDED REAR GARDEN. The property is conveniently located for COCKFOSTERS UNDERGROUND (Piccadilly Line), excellent restaurants, cafes and SHOPPING FACILITIES.

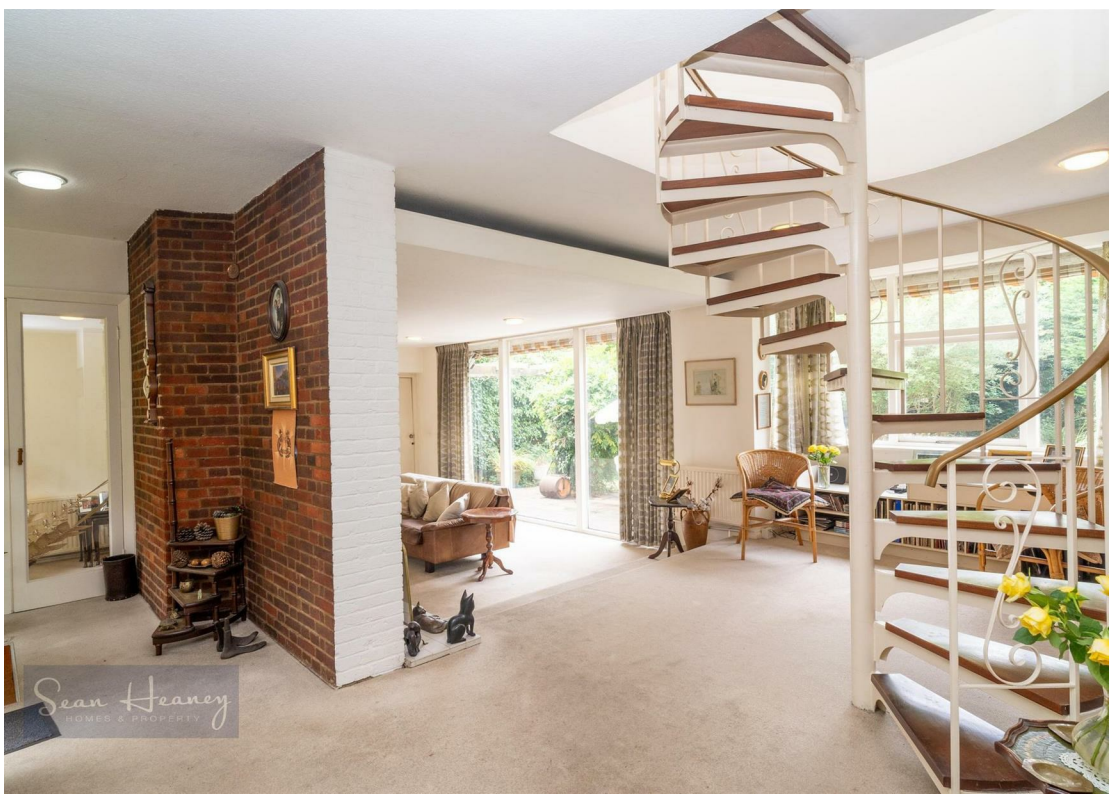
The versatile living space consists through entrance hall to attractive spiral staircase, extensive reception area, dining room, kitchen/breakfast room, bedroom/study, guest shower room and a further three bedrooms, walk-in dressing room and en suite to the first floor. The charming property benefits from plenty of storage, a GARAGE and is approached via a DRIVEWAY providing OFF STREET PARKING FOR SEVERAL VEHICLES.

Light & spacious accommodation throughout the residence offers an EXCELLENT OPPORTUNITY FOR SCOPE (stpp) and is situated in a sought-after location within easy reach to many local amenities, GOOD & OUTSTANDING SCHOOLS and transport links, including HADLEY WOOD MAINLINE, with direct access to London Kings Cross/Moorgate and the M25 is a short distance by car.

EPC : to follow

ENFIELD COUNCIL TAX BAND : G

TENURE : Freehold





## GROUND FLOOR

### Entrance Hallway

### Living Room

29'0" x 20'5" (8.84m x 6.22m)

### Kitchen

14'7" x 8'11" (4.45m x 2.72m)

### Dining Room

14'8" x 10'6" (4.47m x 3.20m)

### Storage

### Bedroom/Study

11'2" x 8'11" (3.40m x 2.72m)

### Guest Shower Room

8'9" x 5'11" (2.67m x 1.80m)

## GARAGE

17'5" x 7'1" (5.31m x 2.16m)

## FIRST FLOOR

### Landing

### Bedroom

14'0" x 13'2" (4.27m x 4.01m)

### Bathroom/En Suite

7'9" x 5'5" (2.36m x 1.65m)

### Storage

### Bedroom

13'1" x 8'11" (3.99m x 2.72m)

### Bedroom

12'0" x 11'11" (3.66m x 3.63m)

### Walk-in Wardrobe

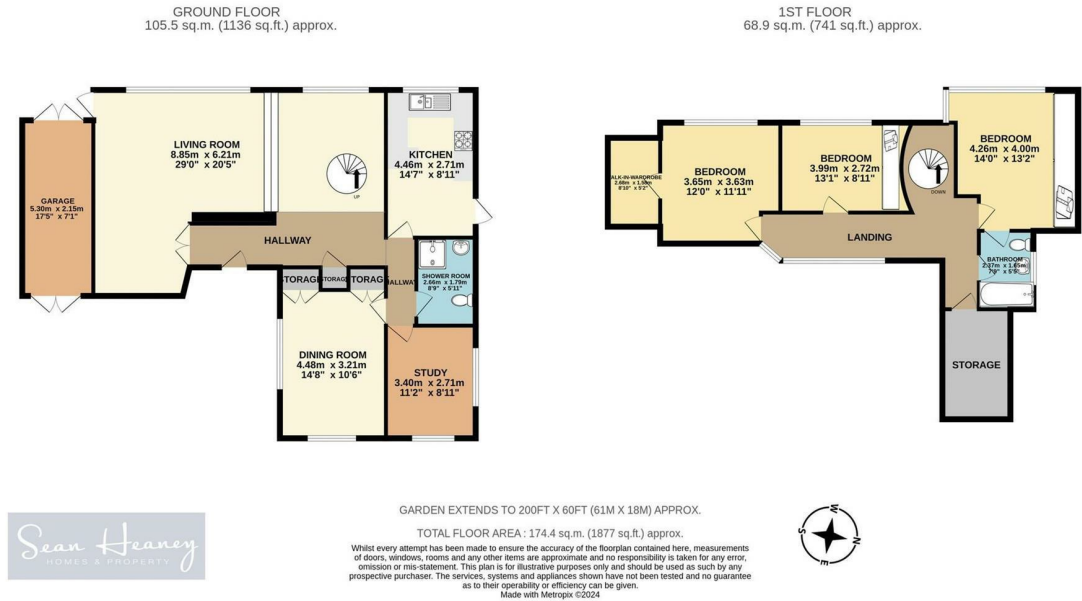
8'10" x 5'2" (2.69m x 1.57m)

## GARDEN

200' x 60' (60.96m x 18.29m)



Floor Plan

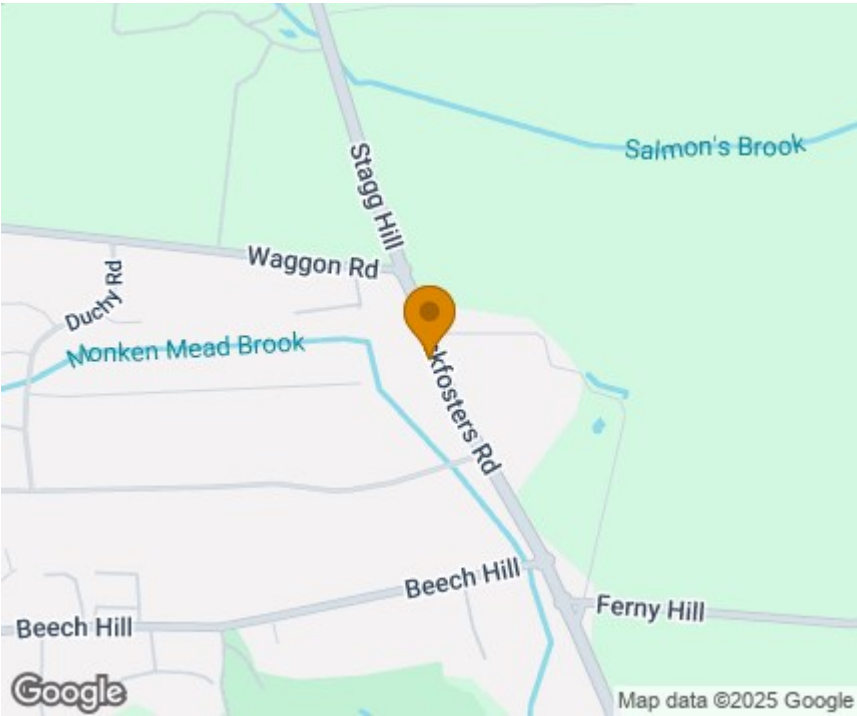


Viewing

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

- 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

