

Sean Heaney  
HOMES & PROPERTY



**Belmont Avenue**  
Cockfosters, Barnet, EN4 9JP

£900,000

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## Belmont Avenue

Cockfosters, Barnet, EN4 9JP

An EXCEPTIONALLY SPACIOUS EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME (approx. 1917 SQ FT) BACKING ONTO ALLOTMENTS in this HIGHLY SOUGHT AFTER RESIDENTIAL AVENUE within easy reach of COCKFOSTERS UNDERGROUND (Piccadilly Line), East Barnet Village, popular schools and local shopping facilities. The ground floor rooms are approached via a GENEROUS WELCOMING RECEPTION HALL which provides access to the spacious dual aspect drawing room, dining room and fitted kitchen as well as the GUEST CLOAKROOM. To the first floor there are 3 double bedrooms and a family bathroom with the second floor providing the master bedroom and a WC. The westerly aspect rear garden extends to approx. 63 ft in depth with an additional raised terrace (approx. 35ft x 17ft) featuring a jacuzzi. There is also OFF STREET PARKING for several vehicles to the front leading to a tandem double length GARAGE.

EPC : D

### Reception Hall





**Guest Cloakroom**

**Reception Room**  
30'2" x 11'10" (9.22 x 3.61)

**Dining Room**  
11'8" x 10'11" (3.58 x 3.33)

**Kitchen**  
16'9" x 9'8" (5.13 x 2.95)

**Bedroom 2**  
12'0" x 11'8" (3.68 x 3.58)

**Bedroom 3**  
12'2" x 12'0" (3.71 x 3.66)

**Bedroom 4**  
10'11" x 9'8" (3.35 x 2.95)

**Family Bathroom**

**Master Bedroom**  
15'8" x 13'1" (4.80 x 3.99)

**Second Floor WC**

**Patio with Jacuzzi**  
34'4" x 16'9" (10.47 x 5.11)

**Westerly Aspect Rear Garden**  
62'11" x 37'7" (19.20 x 11.48)

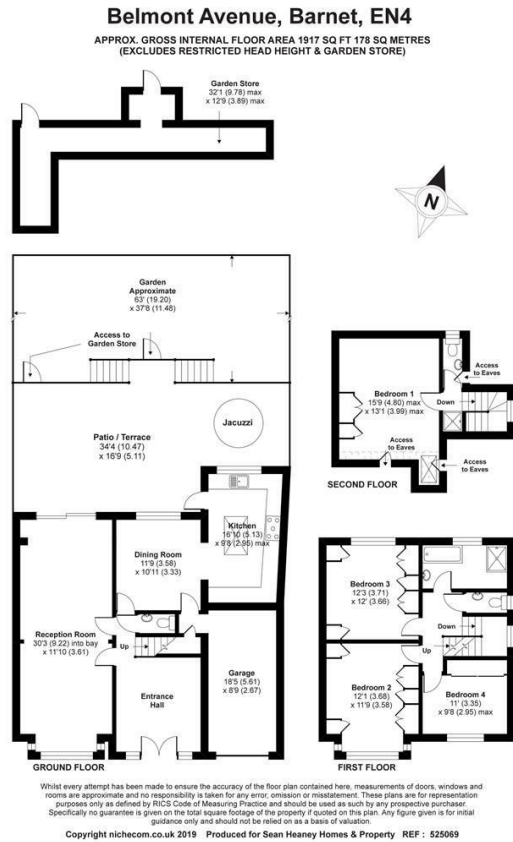
**Garden Store**  
32'1" x 12'9" (9.78 x 3.89)

**Tandem Garage**  
18'4" x 8'9" (5.61 x 2.67)

**Gas Central Heating**

**Double Glazed**

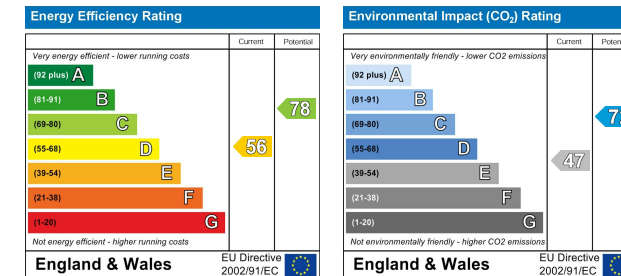
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Barnet Office on 0208 441 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.
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