

Sean Heaney

HOMES & PROPERTY



Fairgreen East

Cockfosters, Barnet, EN4 0QR

£1,695,000



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A FINE DETACHED FAMILY HOME in a QUIET RESIDENTIAL TURNING close to COCKFOSTERS UNDERGROUND, GOOD SCHOOLS, LOCAL RESTAURANTS, CAFES & HIGH STREET SHOPPING FACILITIES. Offering considerable, well appointed accommodation with bespoke fitted units, dual aspect and views over the ATTRACTIVE GARDENS, the DESIRABLE LOCATION is also conveniently located for HADLEY WOOD MAINLINE (direct access to London Kings Cross/Moorgate) and the M25 is a short distance by car.

The accommodation consists of 3 RECEPTION ROOMS, kitchen/breakfast room, UTILITY ROOM, GUEST CLOAKROOM, 4 DOUBLE BEDROOMS all with built in wardrobes & storage facilities, ELEGANTLY APPOINTED FOUR PIECE BATHROOM SUITE, LUXURIOUS EN SUITE SHOWER ROOM with BESPOKE 'STRACHAN' FITTINGS, a DOUBLE GARAGE and OFF STREET PARKING for numerous vehicles.

The property benefits from an IMPOSING 107FT WIDE FRONTAGE, GRAND LAWN, DRIVEWAY, side garden (approx D:73ft x W:53ft) rear garden with patio, pagoda & seating area. This sought after area close to TRENT PARK offers the perfect balance of village life within cosmopolitan London.

POTENTIAL FOR FURTHER SCOPE (stpp).

EPC : D

ENFIELD COUNCIL TAX BAND : G

FREEHOLD

GROUND FLOOR

Entrance Porch

Entrance Hall





Reception Room
18'10 x 13'1 (5.74m x 3.99m)

Dining Room
16'4 x 8'11 (4.98m x 2.72m)

Kitchen/ Breakfast Room
22'9 x 8'11 (6.93m x 2.72m)

Reception Room
12'5 x 11'0 (3.78m x 3.35m)

Boiler/Utility Room
3'11 x 3'7 (1.19m x 1.09m)

Storage
7'6 x 4'9 (2.29m x 1.45m)

Garage
18'3 x 16'11 (5.56m x 5.16m)

Guest Cloakroom

FRONT GARDEN (approx)
108'6 x 40'0 (33.07m x 12.19m)

SIDE GARDEN (approx)
73'0 x 53'0 (22.25m x 16.15m)

REAR GARDEN (approx)
45'0 x 25'11 (13.72m x 7.90m)

FIRST FLOOR

Landing

Bedroom 1
21'10 (max) x 16'0 (max) (6.65m (max) x 4.88m (max))

TERRACE
16'1 x 7'7 (4.90m x 2.31m)

En-Suite

Store

Bedroom 2
17'3 (max) x 10'5 (5.26m (max) x 3.18m)

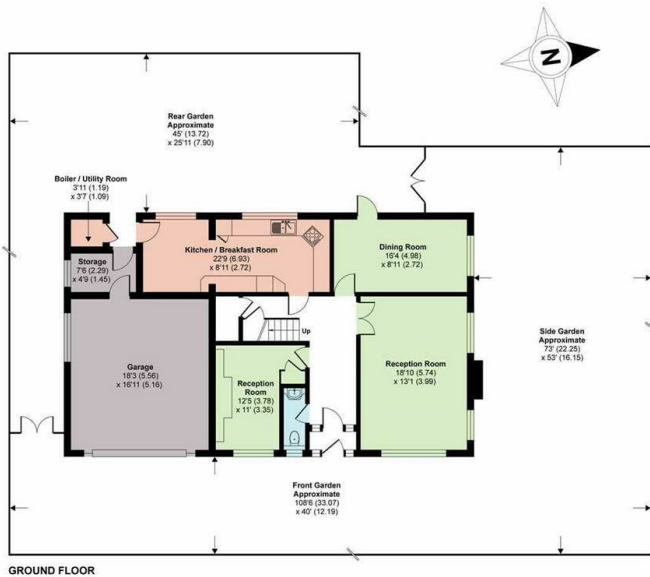
Bedroom 3
13'8 x 13'2 (max) (4.17m x 4.01m (max))

Bedroom 4
13'1 x 12'1 (3.99m x 3.68m)

Family Bathroom



Floor Plan



Fairgreen East, Barnet, EN4

Approximate Area = 2121 sq ft / 197 sq m
 Garage = 358 sq ft / 33 sq m
 Boiler / Utility Room = 13 sq ft / 1 sq m
 Total = 2492 sq ft / 231 sq m

For identification only - Not to scale



Area Map

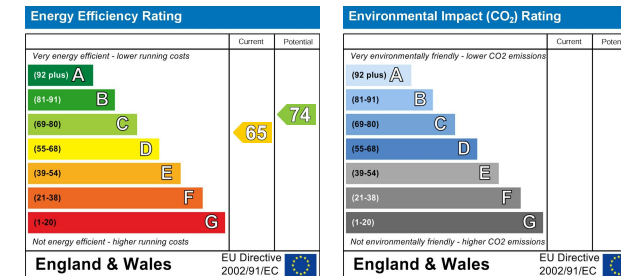


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2021. Produced for Statons. REF: 787433

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

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk