



Belmont Avenue
Cockfosters, Barnet, EN4 9JP
£1,100,000



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A SUBSTANTIALLY SPACIOUS, extended 4 BEDROOM SEMI DETACHED FAMILY HOME (approx. 2060 sq ft) in this HIGHLY SOUGHT AFTER RESIDENTIAL AVENUE within easy reach of COCKFOSTERS UNDERGROUND (Piccadilly Line), East Barnet Village, popular schools, LOCAL SHOPPING FACILITIES and RESTAURANTS. The ground floor rooms are approached via a LARGE ENTRANCE HALL which provides access to open plan living/dining room, IMPRESSIVE KITCHEN/BREAKFAST ROOM, UTILITY ROOM, STUDY and GUEST CLOAKROOM. To the first floor there are 3 DOUBLE BEDROOMS and a sizable family bathroom with the second floor providing the MASTER BEDROOM and EN-SUITE. A BEAUTIFUL WESTERLY ASPECT REAR GARDEN offers a raised terrace area and BACKS ONTO BELMONT OPEN SPACE/ALLOTMENTS. The property also benefits from OFF STREET PARKING for several vehicles.

EPC : D

GROUND FLOOR

Entrance Hall





Dining Room
14'6 (max) x 11'11 (4.42m (max) x 3.63m)

Living Room
15'1 x 11'11 (4.60m x 3.63m)

Kitchen/Breakfast Room
18'9 x 18'5 (5.72m x 5.61m)

Utility Room
7'5 x 7'3 (2.26m x 2.21m)

Study
12'3 x 7'6 (3.73m x 2.29m)

Guest Cloakroom

FIRST FLOOR

Landing

Bedroom 4
10'11 x 9'9 (max) (3.33m x 2.97m (max))

Bedroom 2
14'6 (max) x 12' (4.42m (max) x 3.66m)

Bedroom 3
12'1 x 12' (3.68m x 3.66m)

Bathroom

SECOND FLOOR

Bedroom 1
18'7 x 17'2 (max) (5.66m x 5.23m (max))

En-Suite



Floor Plan



Total area: approx. 191.4 sq. metres (2060.2 sq. feet)
 For identification purposes only. Not to scale.
 Plan produced using PlanUp.

Viewing

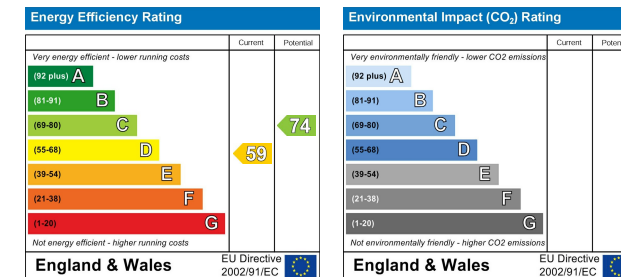
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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- 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.
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Area Map



Energy Efficiency Graph



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