



Mansfield Avenue
Cockfosters, Barnet, EN4 8QD
£615,000

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A well presented THREE BEDROOM FAMILY HOME situated in this popular residential area. COCKFOSTERS UNDERGROUND (Piccadilly Line) is within short walking distance where the extensive commercial and retail facilities of Heddon Court Parade are also to be found, including many shops & restaurants. The accommodation comprises: entrance hall, OPEN PLAN LIVING/DINING AREA, fitted kitchen, three bedrooms and a family bathroom. Externally, there is a block paved DRIVEWAY providing OFF STREET PARKING for two vehicles and a SUNNY SOUTH WESTERLY ASPECT REAR GARDEN which extends approximately 70 ft. The property benefits from PLANNING PERMISSION, double glazing and gas central heating.

EPC : to follow

GROUND FLOOR

Entrance Hall
10'5 x 5'2 (3.18m x 1.57m)

Kitchen
9'6 x 7' (2.90m x 2.13m)





Living Room

13'5" x 11'6" (max) (4.09m x 3.51m (max))

Dining Room

12'8" x 9'9" (3.86m x 2.97m)

FIRST FLOOR

Landing

Bedroom

7'4" x 6'4" (2.24m x 1.93m)

Bedroom

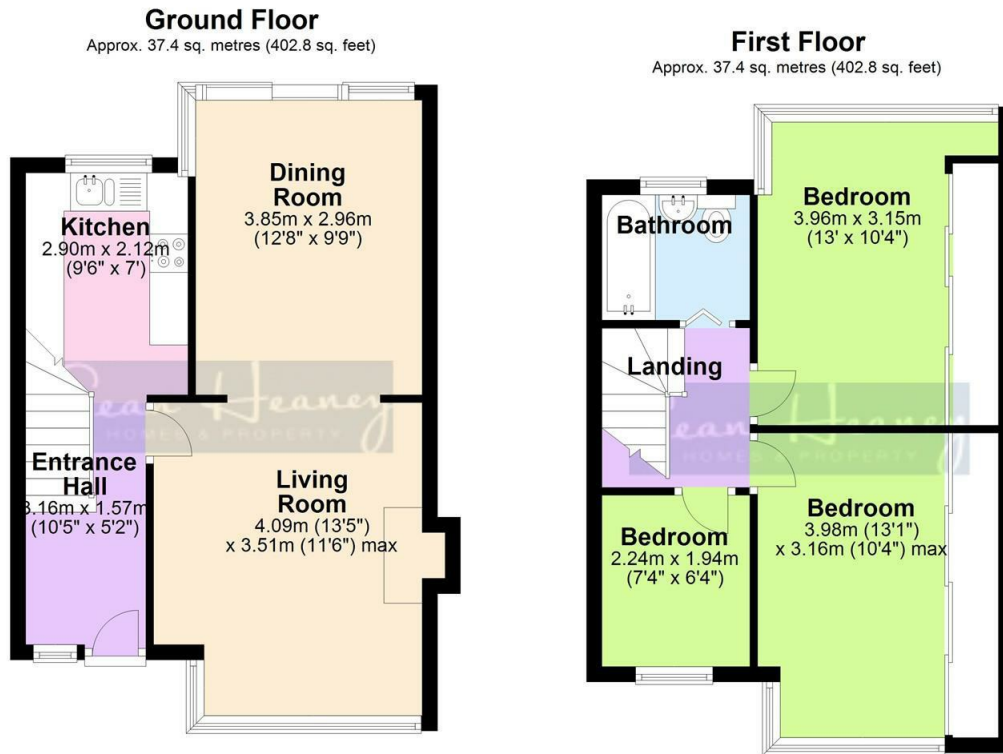
13'1" x 10'4" (max) (3.99m x 3.15m (max))

Bedroom

13" x 10'4" (3.96m x 3.15m)



Floor Plan



Total area: approx. 74.9 sq. metres (805.7 sq. feet)
Mansfield Avenue, Barnet

Viewing

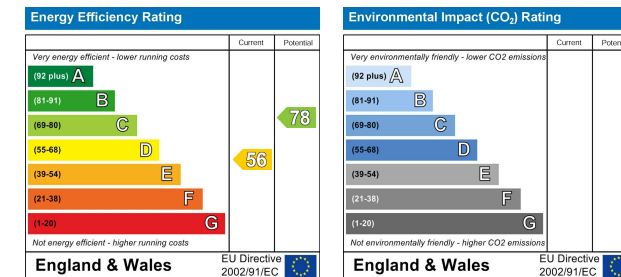
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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Area Map



Energy Efficiency Graph



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

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