



125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

HEENE ROAD, ENFIELD, EN2

We are excited to offer for RENT this well presented & well maintained Victorian character house situated in this popular tree lined turning, boasting a large through lounge, well-fitted kitchen with appliances and a breakfast bar, whilst upstairs there are 4 bedrooms and 2 bathrooms. The property also benefits from a well maintained 80ft West-facing garden and is ideally located within the catchment for several excellent Primary & Secondary schools in the area and is just minutes from the local shops, parks and transport facilities of Gordon Hill Rail Station (Moorgate Line) & Enfield Town.



ACCOMMODATION

* WELL MAINTAINED & WELL PRESENTED * SPACIOUS THROUGH LOUNGE * WELL FITTED KITCHEN WITH BREAKFAST BAR * LOFT BEDROOM WITH ENSUITE SHOWER ROOM * 3 FURTHER BEDROOMS * FAMILY BATHROOM * 80FT WEST FACING REAR GARDEN * CLOSE TO EXCELLENT LOCAL SCHOOLS *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * ALARM * WATER SOFTENER

AVAILABLE MAINLY UNFURNISHED - LATE MAY 2025.

PRICE: £2,600 PCM

THROUGH LOUNGE 23'3" x 11'0" (7.09 x 3.37)

Spacious, bright through lounge with laminate flooring, pendant lighting, feature fireplace, ceiling roses and cornicing to the ceiling. Double glazed French doors leading out to the back garden.



LOUNGE AREA 12'7" x 11'5" (3.86 x 3.49)

Double glazed sash bay windows to the front aspect, pendant and wall hung lighting, ceiling rose and cornicing detail to the ceiling.



DINING AREA 10'6" x 12'2" (3.21 x 3.73)
Pendant and wall hung lighting, laminate flooring and cornicing to the ceiling.



KITCHEN 13'2" x 8'0" (4.03 x 2.46)

Spacious galley kitchen with tiled flooring and splashbacks. Ample wall and base units, built under double oven, extractor fan and stainless steel sink with mixer tap. Fridge freezer, dishwasher and washing machine. Laminate worktops and breakfast bar. Spotlights and dual aspect, double glazed windows letting in lots of natural light.



KITCHEN (pic 2)



BEDROOM 1 (Loft) 17'7" x 9'5" (5.38 x 2.89)

Carpeted, bright and spacious main bedroom. Double glazed window overlooking the garden, with designer radiator beneath and a velux window to the front aspect, letting in lots of natural light. Door leading to the ensuite shower room and spotlights to the ceiling.



ENSUITE 9'2" x 3'6" (2.81 x 1.08)

Ensuite shower room comprising of shower cubicle, wash hand basin with vanity unit beneath, mirrored cabinet above and low flush WC. Velux window providing natural light and ventilation.



BEDROOM 2 14'10" x 10'7" (4.53 x 3.25)

Carpeted with two double glazed sash windows to the front aspect, with radiator beneath. Fitted wardrobes, feature fireplace and spotlights.



BEDROOM 3 / STUDY 10'7" x 9'4" (3.24 x 2.85)

Carpeted, with fitted wardrobes, desk and cupboards, providing ample storage. Spotlights.



BEDROOM 4 (loft) 13'3" x 7'10" (4.05 x 2.40)

Carpeted, with double glazed window to the rear aspect, with designer radiator beneath. Spotlights.



BATHROOM 9'8" x 8'1" (2.97 x 2.48)

Fully tiled, family bathroom comprising of a full sized, paneled bath, large quadrant shower and wash hand basin with mixer tap and vanity unit beneath. Two chrome heated towel rails and full sized airing cupboard providing storage. Frosted double glazed window to the rear aspect. Separate WC.



SEPARATE WC

Fully tiled with low flush WC, pedestal wash hand basin and chrome heated towel rail.



REAR GARDEN

A very well kept, West facing 80ft garden with two patio areas, manicured lawn and mature shrubs and flowers.



REAR GARDEN (pic 2)

Different aspect, showing the brick built shed which has power, light and water plumbed in.

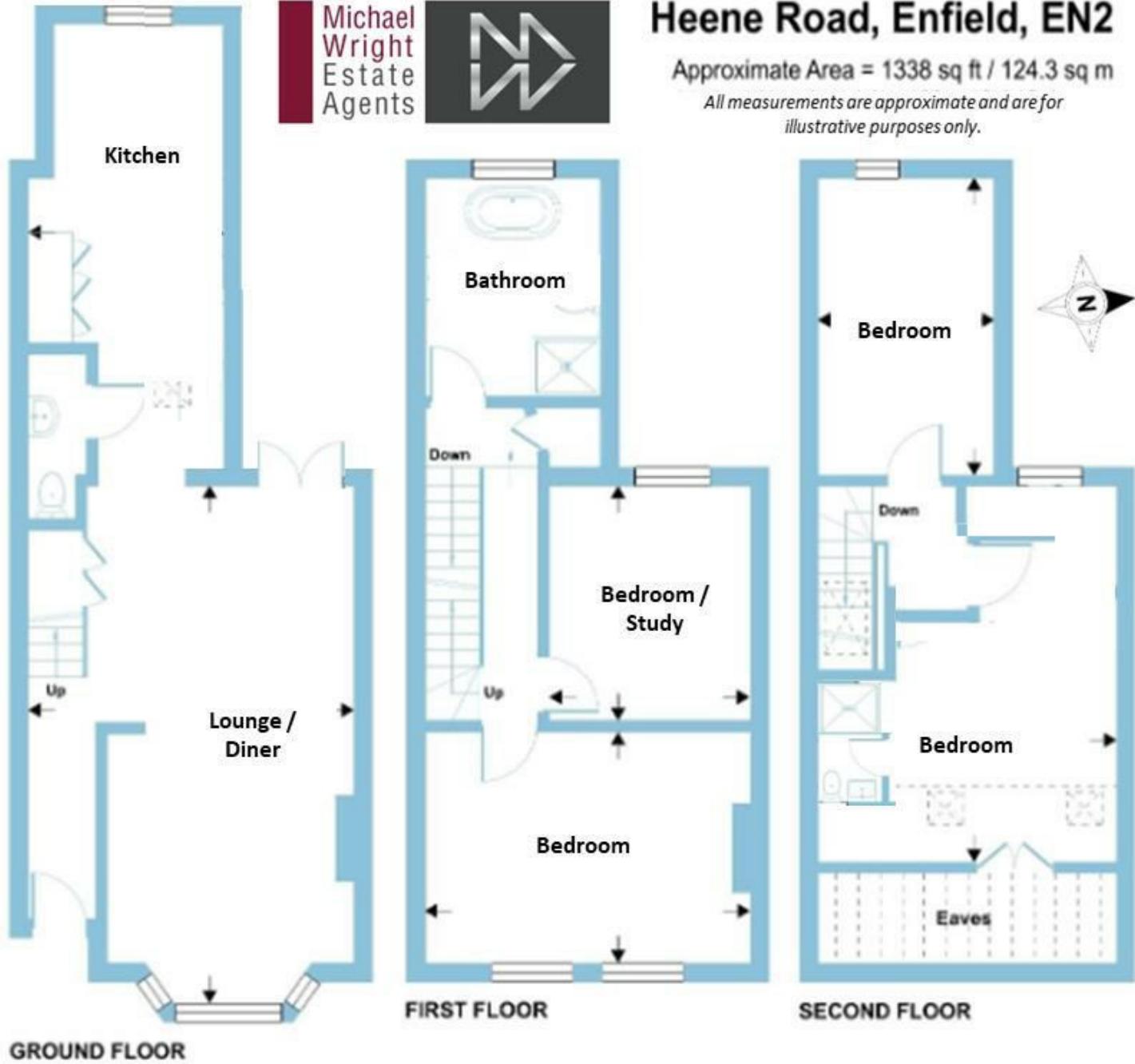


FRONT GARDEN



Approximate Area = 1338 sq ft / 124.3 sq m

All measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	65

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.