



CHESTNUT GROVE, EAST BARNET/COCKFOSTERS BDRS., EN4

Situated in the Chestnut Grove area of East Barnet, on the Cockfosters Borders, this unique property presents an exceptional opportunity for those seeking a tranquil lifestyle just on the outskirts of London, but within the M25. Spanning approximately 0.9 acres, the land features a delightful pond accompanied by a summerhouse, creating a picturesque setting that is perfect for relaxation, outdoor entertainment and enjoyment.

The existing detached house offers a spacious layout with three generously sized double bedrooms, complemented by two well-appointed bathrooms. The large through lounge provides ample space for entertaining guests or enjoying family time. With a total area of 1,464 square feet, this property is both comfortable and versatile. The attached double garage with own drive, connects to the house, but could quite easily be converted - SPP.

Moreover, the building plot comes with planning permission for a 4 bedroom and 3 bathroom eco friendly detached house also enjoying a stunning outlook over the pond. The secluded walled garden offers a multitude of possibilities, whether you envision a flourishing garden, a play area for children, or a serene retreat for quiet and very private contemplation.

Conveniently located, this property boasts excellent transport links, with access to Cockfosters Tube Station on the Piccadilly Line, as well as various bus routes. The nearby shops and restaurants cater to every day needs, while the scenic Oak Hill Park and the quaint East Barnet Village provide delightful local amenities. Additionally, a nearby British Rail Station at Oakleigh Park enhances connectivity to the wider area. You are also spoilt for choice with popular schools for all ages.

This golden opportunity provides not just a home; but a lifestyle opportunity waiting to be embraced, as well as a 2nd property opportunity. Whether you are looking to invest or create your dream residence, this wonderful property will not disappoint.



ACCOMMODATION

* TOTAL PLOT AREA IS APPROX. 0.9 ACRE * COMPRISSES OF A LARGE POND WITH SURROUNDING MATURE TREES, SHRUBS & PATHWAYS + A SUMMERHOUSE WITH ELECTRICITY * A FULLY DETACHED HOUSE WITH 3 DOUBLE BEDROOMS & 2 BATHROOMS, LARGE GROUND FLOOR AREA & DOUBLE GARAGE WITH SCOPE TO CONVERT - SPP * OFF STREET PARKING & EXTENSION POTENTIAL - SPP *

A BUILDING PLOT WITH PLANNING PERMISSION TO BUILD A 4 BEDROOM & 2 BATHROOM ECO-FRIENDLY DETACHED HOUSE * A WALLED GARDEN * OFF STREET PARKING *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, POND, SUMMERHOUSE, DETACHED HOUSE, BUILDING PLOT WITH PLANNING PERMISSION: PLANNING REFERENCE NO: 22/6024/FUL *

PRICE: £1,500,000 FREEHOLD

DIFFERENT ASPECTS OF THE POND:

Offering Such a Stunning Outlook. Large Pond with Fish and Wildlife, Bordered by Paved Paths, Mature Trees & Shrubs, Shed, Plus a Large Summerhouse: 28'6 x 7'10.



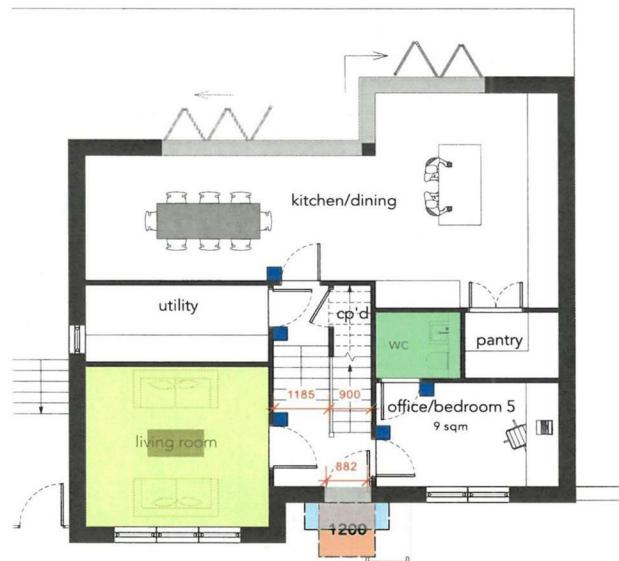
FLOORPLAN FOR NEW BUILD HOUSE:

Showing Planning Approved Drawings. Comprising of 4 Bedrooms & 3 Bathrooms, 2 Separate Reception Rooms & a Dining Area to the Fitted Kitchen.

KEY

- Level external landing to be a minimum width and depth of 1200mm
- Landing covered for a minimum width of 900mm and a depth of 600mm (actual size: 1800mm x 600mm)
- 300mm nib to the leading edge of every door within the entrance storey
- Clear access route of 750mm wide in all bedrooms from the door to the window
- Platform lift to allow access to front door from

- Entrance storey accessible WC (1450mmx1800mm)
- Suitable bathroom on the same storey as principal bedroom
- Within the entrance storey there is a living area
- Level access across all external thresholds



PLAN OF THE WHOLE SITE:

Includes the Pond Area, The Existing Detached House, The Proposed New Build, and the Walled Garden. In Total Approximately 0.9 of an Acre.



AERIAL VIEW OF THE WHOLE SITE:



EXISTING DETACHED HOUSE:

We Understand that this was Designed as a 4 Bedroom and 1 Bathroom, but is Currently Used as a 3 Double Bedroom & 2 Bathrooms. A Large Ground Floor Area and a Connecting Double Garage with Own Drive - Which Could be Converted. There is also Scope & Potential to build a Double-Storey Extension to the Left-Hand Side of the House, and the Loft is Intact - SPP.



ENTRANCE HALL:

Spacious Entrance Hall with Access to All Rooms, Including the Double Garage, and Stairs to the First Floor. Laminate Flooring, Part Glazed Front Door Plus 2 x Double Glazed Side Panels. Downstairs Cloakroom.



THROUGH LOUNGE: SITTING AREA TO FRONT: 27'11 x 13'3 (8.51m x 4.04m)
Double Glazed Georgian Window to Front, Wood Burning Stove, Fireplace & Surround, Cornicing, Radiator, Laminate Flooring.



THROUGH LOUNGE: DINING AREA TO REAR:

Double Glazed French Doors & Side Panels to Rear Garden Leading to a Large Paved Patio Area, Large Area Laid to Lawn, Mature Trees to the Left Border, Plus Panoramic Views Over the Pond. Laminate Flooring, Radiator, Cornicing. Sliding Door to the Kitchen.



FITTED KITCHEN: 15' x 9'2 (4.57m x 2.79m)

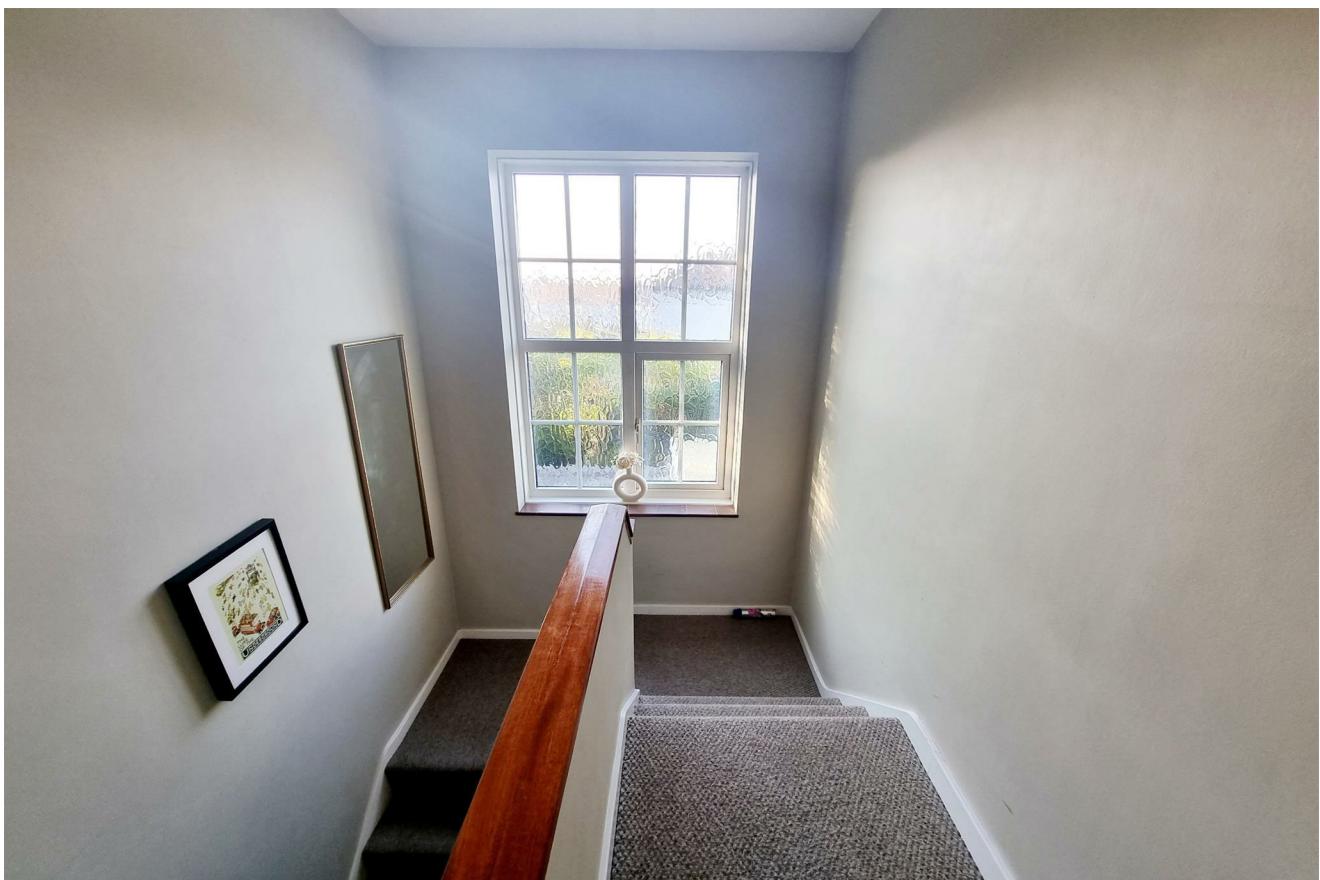
Ample Floor Units, Full Height Units, Double Bowl Inset Sinks with Mixer Taps, Plumbed for Dishwasher, Double Glazed Georgian Style Windows to Side & Rear with Outlook Over the Garden and Pond. Part Glazed Door to a Covered Area with Outbuildings.



UTILITY ROOM: 7'3 x 6'4 (2.21m x 1.93m)

FIRST FLOOR LANDING:

Double Glazed Georgian Style Window to Side. Access to Loft with Pull-Down Ladder.



BEDROOM 1: 13'2 x 12'10 (4.01m x 3.91m)
Double Glazed Georgian Style Window to Front, Laminate Flooring, Radiator.



EN SUITE SHOWER ROOM:

Large Walk in Shower with Glass Screen, Vanity Unit with Sink and Cupboards Beneath, Mixer Taps, Low Flush WC. Double Glazed Georgian Style Window to Front. Chrome Heated Towel Rail. Mostly Tiled. Vinyl Flooring.



BEDROOM 2: 15'7 x 12'10 (4.75m x 3.91m)

Double Glazed Georgian Style Window to Rear Overlooking Garden and Stunning Views Over the Pond, Radiator, Laminate Flooring.



BEDROOM 3: 13'9 x 9'2 (4.19m x 2.79m)

Double Glazed Georgian Style Window to Rear Overlooking Garden and Stunning Views Over the Pond, Radiator, Laminate Flooring.



FAMILY BATHROOM:

Large Walk in Shower, Pedestal Wash Hand Basin with Mixer Taps, Low Flush WC., Double Glazed Georgian Style Window to Front, Mostly Tiled, Vinyl Flooring, Chrome Heated Towel Rail.



REAR GARDEN & OUTLOOK OVER POND:



REAR OF EXISTING HOUSE:

Also Showing Rear Garden and Area to Side of the Property Suitable for Extension - SPP.



DOUBLE GARAGE WITH OWN DRIVE: 19'2 x 15'3 (5.84m x 4.65m)
Up and Over Doors.

BUILDING PLOT WITH PLANNING PERMISSION:

There is Planning Permission with Direct Road Access for an Eco Friendly 4 Bedroom & 2 Bathroom Fully Detached House - Also with a Beautiful Outlook Across the Pond Area.



PLANS SHOWING DETACHED HOUSE & THE NEW HOUSE:

Revised proposal - privacy & overlooking



REAR OF HOUSE, PATHWAYS & BUILDING PLOT:



SCALED PLAN OF NEW BUILD HOUSE:

environment for bats, while protecting the yard from pest insects.



THE WALLED GARDEN: PIC. 1 72'2" x 27'10" (22m x 8.5m)

A Very Private Area Suitable for Many Purposes to Suit the New Buyer's Needs, but it Could Provide a Flourishing & Organic Fruit & Vegetable Garden.



SUMMERHOUSE: 28'6 x 7'10 (8.69m x 2.39m)

Doors & Windows, Power Supply. Also Showing the Pond, The Mature Trees & Vegetation, Plus the Rear of the Existing House.





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		66	79
England & Wales	EU Directive 2002/91/EC		

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.

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PRS Property Redress Scheme