



**Mount Pleasant, Cockfosters, Barnet, EN4**  
**Offers In Excess Of £960,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

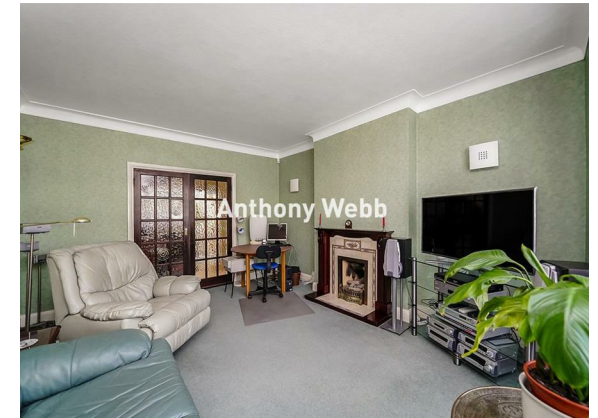
# Mount Pleasant, Cockfosters, Barnet, EN4

We are delighted to offer for sale this attractive four-bedroom detached 'chain-free' family home, featuring two spacious reception rooms, a garage, off-street parking, and a beautifully landscaped 45-foot south-facing garden.

Situated on Mount Pleasant, off Cockfosters Road (A111), the property is conveniently located near a variety of popular schools, Cockfosters Underground Station (Piccadilly Line), and a vast array of shops and restaurants. Trent Church of England Primary School is in close proximity, with several other schools within a mile. Additionally, the M25 is just a short drive away, making this an ideal location for families and commuters.

The property features a welcoming and spacious entrance hallway, a cosy sitting room perfect for relaxation and gatherings, a large living room ideal for entertaining and family activities, and a well-equipped kitchen with modern appliances and ample storage. Additionally, there is a conveniently located ground floor cloakroom. The upper floor boasts four generously sized bedrooms providing comfortable living spaces, a family bathroom, and a separate toilet for added convenience.

Barnet Council Tax Band: G





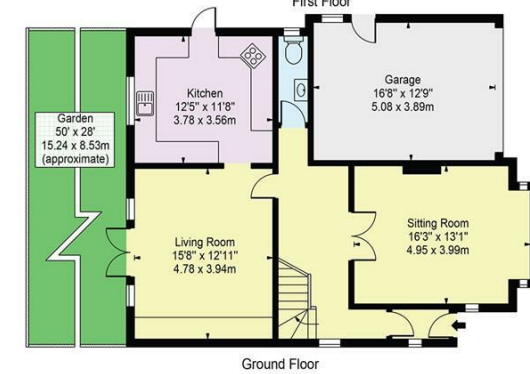
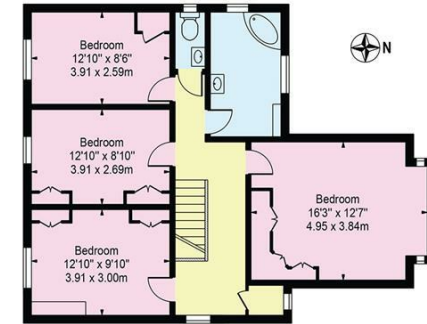
# Mount Pleasant Cockfosters Barnet EN4 9ES

Tenure: Freehold  
Gross Internal Area: 1551.00 sq ft



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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Mount Pleasant, EN4 9ES  
Approx. Gross Internal Area 1551 Sq Ft - 144.09 Sq M  
(Excluding Garage)  
Approx. Gross Internal Area Of Garage 213 Sq Ft - 19.76 Sq M



For Illustration Purposes Only - Not To Scale

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