



CHESTNUT GROVE, EAST BARNET/COCKFOSTERS BDRS., EN4

Nestled in the desirable area of Chestnut Grove, East Barnet, on the Cockfosters Borders, this exceptional building plot presents a rare opportunity for those looking to create their dream home. Spanning a generous area, the land comes with the added benefit of planning permission for a stunning four-bedroom and 3 bathroom eco-friendly residence, allowing you to bring your architectural vision to life. There are 3 /Bathroom, Including 2 En Suites. - all on the first floor. Whilst on the ground floor there is a home/office/potential 5th bedroom.

One of the standout features of this plot is its picturesque pond, surrounded by mature greenery, which offers a tranquil setting for relaxation and outdoor enjoyment. The Bi-Folding Window to the Rear of the Ground Floor are Designed for Maximum Enjoyment and Outlook Over the Pond Area. The presence of a charming 72'2 x 27'10 walled garden further enhances the appeal, providing a private oasis where you can unwind and entertain guests in private.

Conveniently located, this property is within easy reach of all the amenities that Cockfosters has to offer, including shops, schools, and transport links. This prime location ensures that you can enjoy both the serenity of your own space and the vibrancy of community life. East Barnet Village, Oak Hill Park, Oakleigh Park BR Station with fast services into London are also within reach. The plot is within the catchment of good schools for all ages.

This building plot is not just a piece of land; it is a canvas for your future. With planning permission already in place, you can embark on your project with confidence, knowing that you have the opportunity to create a bespoke home tailored to your needs. Whether you are a seasoned developer or a first-time buyer looking to build, this plot is a remarkable find in a sought-after area. Don't miss the chance to make this your own.

N/B: Planning Reference No: 22/6024/FUL - London Borough of Barnet



ACCOMMODATION

* BUILDING PLOT WITH PLANNING PERMISSION FOR A 4 BEDROOM & 2 BATHROOM FULLY DETACHED ECO-FRIENDLY HOUSE * GOOD ROAD FRONTAGE * BEAUTIFUL OUTLOOK & INCLUDING A LARGE POND WITH MATURE SURROUNDINGS * SUMMERHOUSE * LARGE & PRIVATE WALLED GARDEN SUITABLE FOR CREATING AN ORGANIG GARDEN, SMALL FOOTBALL PITCH OR TENNIS COURT, OTHERWISE FOR PRIVATE ENTERTAINMENT *

PRICE: £600,000 FREEHOLD

STUNNING POND & SURROUNDINGS: PIC. 1

A Rare Opportunity for this to be Virtually in Your Back Garden! A Large Pond Surrounded by Paved Pathways and Mature Trees & Shrubs. There is Also a Summerhouse: 28'6 x 7'10 with Power & Light. Double Doors & Windows.



STUNNING POND & SURROUNDINGS: PIC. 2



BUILDING PLOT:
As seen from the Pond Area. The Street View can be seen from the Google Map.



WALLED GARDEN: 72'2 x 27'10 (22.00m x 8.48m)

This is also a sizeable plot and could be suitable for many purposes: ie An Outbuilding, Office, Small Tennis Court, Small Football Pitch, an Organic Garden, an Orchard, or Indeed for Outdoor Entertaining in Private.



**STUNNING OUTLOOK TO REAR:
The Building Plot is the the Right-Hand Side.**



BUILDING PLOT, POND & WALLED GARDEN:



BUILDING PLOT WITH PROPOSED HOUSE: Showing the Position of the New-Build to the Plot Size and a Good Road Frontage.



BUILDING PLOT WITH ROAD FRONTAGE LAYOUT:

Note: The Neighbouring Detached House can be also be Purchased with the Overall Price for the Total Package Being £1.500,000.



AERIAL VIEW:

The Building Plot is Situated Between the Existing Detached House and the Bungalow on the Right-Hand Side. This Also Shows the Pond, Mature Trees & Shrubs, and the Walled Garden which are Included. The Detached House can be Separately Negotiated, but Currently on the Market at £950,000.

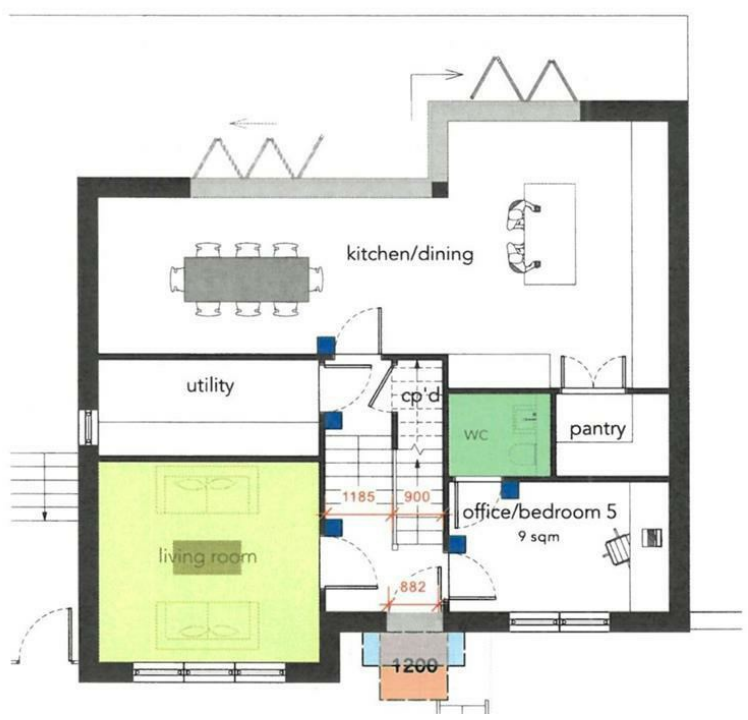


Proposed floorplan with approved planning permission

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



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 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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