



NORTHFIELD ROAD, COCKFOSTERS, BARNET, EN4

We are delighted to offer this spacious fully detached modern 4-bedroom family home built in 2013 offering a comfortable and functional living space throughout.

On the ground floor, there is a splendid entrance hall leading to the generously sized kitchen diner with centre island and ample wall and base units. There are double doors leading to the bright and airy lounge/living room and the garage has been converted into a cloakroom, utility room and storage room.

On the first floor there are 3 bedrooms (one en-suite), a family bathroom and stairs leading up to a large quirky loft room (bedroom 4)

Outside, you'll discover a lovely rear garden, mainly laid to lawn with a paved patio area. There is also paved off-street parking for 2 cars, along with side access to the back garden.

This property is ideally situated on the doorstep of JCoSS Jewish Community Secondary School and close to other excellent local schools, Jack's Lake, Cockfosters High Street amenities, an underground station for easy commuting, and the scenic Trent Park.

Don't miss the opportunity to view this delightful family home in great condition. Contact us today to arrange a viewing.



ACCOMMODATION

* 4 BEDROOM, DETACHED HOUSE * BRIGHT FRONT LOUNGE * WOODEN HERRINGBONE FLOORING IN FRONT LOUNGE * FULLY FITTED KITCHEN * TILED FLOORS TO KITCHEN * 4 BEDROOMS, 1 WITH EN SUITE * FAMILY BATHROOM * IMMACULATE FRONT & REAR GARDENS * OFF STREET PARKING IN FRONT DRIVEWAY *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, UNDERFLOOR HEATING *

PRICE: £875,000 FREEHOLD

ENTRANCE HALL 16'0" x 7'3" (4.88 x 2.21)



LOUNGE 18'4 x 16'5 (5.59m x 5.00m)
Double glazed bifold doors to the rear, wooden flooring.



KITCHEN / DINER 16'2 x 13'4 (4.93m x 4.06m)

Double glazed French Doors to the rear. Fitted wall & base units with granite worktops. Integral double fridge/freezer, integral dishwasher, two built in AEG ovens plus microwave, single bowl stainless steel sink unit. Central island with large gas hob & extractor hood above. Doors leading to the lounge & also to the guest cloakroom/WC



KITCHEN / DINER (Pic 2) 16'0 x 7'3 (4.88m x 2.21m)

A different aspect showing the double glazed window to the side.



BEDROOM 1 17'1 x 8'6 (5.21m x 2.59m)

Dual aspect double glazed windows to the side & rear. Built in wardrobes. Pendant & spot lighting to the ceiling.



ENSUITE SHOWER ROOM 6'8 x 5'11 (2.03m x 1.80m)

Frosted double glazed window to the rear. Fully tiled with step free shower cubicle, low flush WC, wall hung wash hand basin.



BEDROOM 2 13'7 x 12'10 (4.14m x 3.91m)

Dual aspect with double glazed windows to the front & side. Built in wardrobes. Pendant & spot lighting to the ceiling.



BEDROOM 3 8'2 x 7'0 (2.49m x 2.13m)

Double glazed window to the front & built in wardrobes. Pendant lighting to the ceiling.



FAMILY BATHROOM

Double glazed frosted window to the side. Fully tiled family bathroom. Three piece suite comprising of full sized panelled bath with over head shower attachments, wall hung wash hand basin with drawers beneath & LED lit mirror above & low flush WC.



BEDROOM 4 (LOFT) 27'6 x 13'6 (8.38m x 4.11m)
Triple aspect with windows to the front, side & rear.



REAR ELEVATION



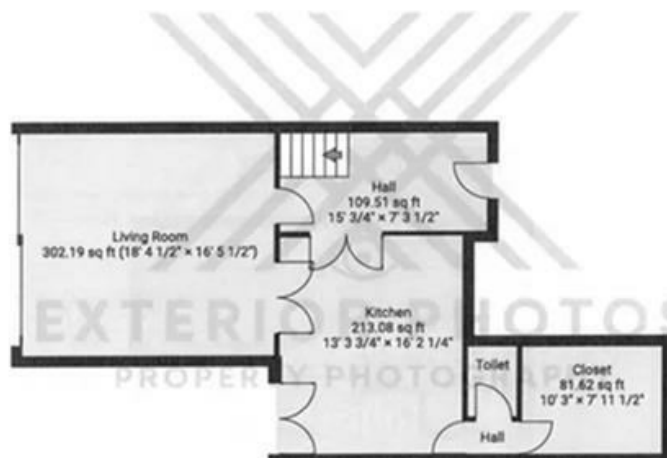
REAR GARDEN

Patio area, mainly laid to lawn with flower & shrub borders, side access to the front.



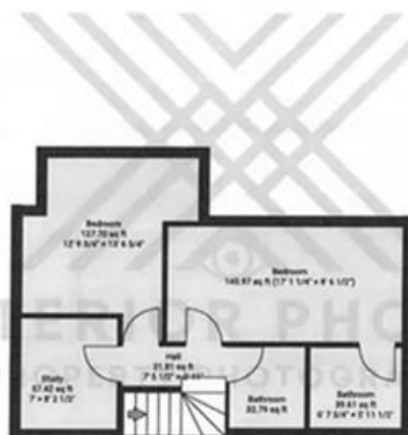
▼ **Ground Floor**

TOTAL AREA: 732.95 sq ft - LIVING AREA: 732.95 sq ft - ROOMS: 6



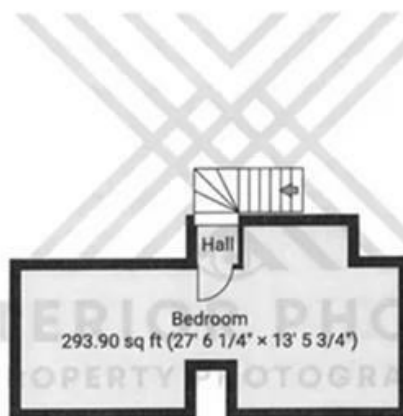
▼ **1st Floor**

TOTAL AREA: 424.98 sq ft - LIVING AREA: 424.98 sq ft - ROOMS: 6



▼ **2nd Floor**

TOTAL AREA: 302.12 sq ft - LIVING AREA: 8.22 sq ft - ROOMS: 2



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	80	88
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		