



Ashurst Road

Cockfosters, Barnet, EN4 9LE

Offers In Excess Of £1,250,000

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An IMPRESSIVE SIX BEDROOM SEMI-DETACHED FAMILY HOME offering SCOPE FOR IMPROVEMENT (stpp). Situated in this extremely DESIRABLE RESIDENTIAL LOCATION within short walking distance to COCKFOSTERS UNDERGROUND (Piccadilly Line) and close proximity to multiple cafes, restaurants and boutiques on the bustling High Street.

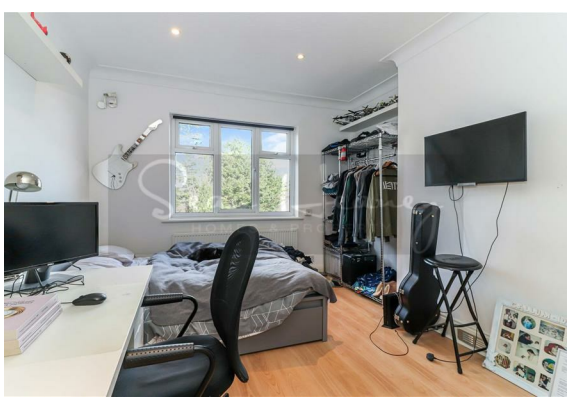
The property is IDEAL FOR FAMILY LIVING and the current owners have developed the property well to create considerable versatile accommodation. The EXTENSIVE GROUND FLOOR SPACE includes entrance hall, contemporary kitchen/breakfast room, dining area leading to raised decking terrace, two substantial receptions, UTILITY, OFFICE/STUDIO ROOM, GUEST CLOAKROOM & SHOWER. The spacious first and second floor accommodation boasts five large bedrooms, family bathroom, separate cloakroom, with an additional PRINCIPAL SUITE incorporating dressing room and en-suite.

The residence benefits further from stunning views from the principal suite, secure gated access to the mature rear garden, standing height boarded storage in the eaves and ample OFF STREET PARKING for 2/3 cars.

EPC : E

BARNET COUNCIL TAX BAND : G

TENURE : FREEHOLD





GROUND FLOOR

Entrance Hall

Office/Studio Room
11'5 x 7'7 (3.48m x 2.31m)

Storage

Reception (front)
15'10 x 14'0 (4.83m x 4.27m)

Reception (rear)
13'10 x 12'10 (4.22m x 3.91m)

Dining Area
12'9 x 8'5 (3.89m x 2.57m)

Kitchen/Breakfast Room
16'0 x 17'2 (4.88m x 5.23m)

Utility Area
6'9 x 4'9 (2.06m x 1.45m)

Guest Cloakroom & Shower
7'4 x 5'6 (2.24m x 1.68m)

FIRST FLOOR

Landing

Bedroom 3
15'6 x 13'9 (4.72m x 4.19m)

Bedroom 4
13'10 x 10'10 (4.22m x 3.30m)

Bedroom 5
11'3 x 10'8 (3.43m x 3.25m)

Bedroom 6
8'11 x 7'7 (2.72m x 2.31m)

Family Bathroom
7'5 x 5'5 (2.26m x 1.65m)

Separate WC

SECOND FLOOR

Bedroom 2
20'9 x 9'0 (6.32m x 2.74m)

Bedroom 1
15'0 x 13'5 (4.57m x 4.09m)

Dressing Room
5'10 x 5'6 (1.78m x 1.68m)

En Suite
7'3 x 5'6 (2.21m x 1.68m)

DECKING TERRACE & GARDEN



Floor Plan



Ashurst Road, EN4

APPROXIMATE GROSS INTERNAL AREA 2325 SQ FT / 216.0 SQ M
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Viewing

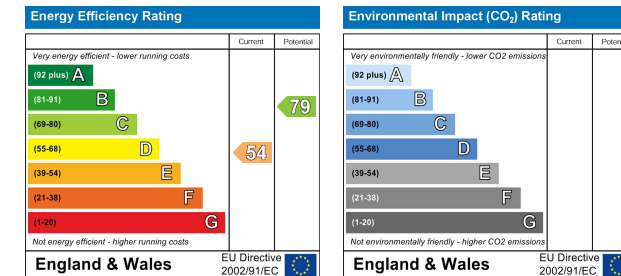
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Area Map



Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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