



Cockfosters Road
Cockfosters, Barnet, EN4 0HJ
Offers Over £1,900,000



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An IMPRESSIVE 6 BEDROOM DETACHED FAMILY HOME offering VAST SCOPE and OVER 3,000 SQ. FT. The property is IDEAL FOR FAMILY LIVING, with the option to generate shared family accommodation if desired. The current owners have developed the property well, with an ABUNDANCE OF OUTDOOR SPACE and outbuildings for entertaining, storage or the opportunity to create a home office/gym within the grounds. The SPACIOUS ACCOMMODATION boasts 4 RECEPTION ROOMS, kitchen leading to raised patio area overlooking BEAUTIFUL MATURE GROUNDS, large UTILITY ROOM, guest cloakroom, playroom/bedroom 6, downstairs shower room, STUDY; with access to an INTEGRAL GARAGE, upstairs 5 further bedrooms and 3 bathrooms (2 EN SUITE). The property also benefits from a HUGE ROOF TOP AREA/BALCONY with stunning views and a WEALTH OF STORAGE SPACE, including cloakrooms, cupboards, sheds and a skillful design beneath the patio area.

The property is approached via a CARRIAGE DRIVEWAY, with OFF STREET PARKING FOR SEVERAL VEHICLES and is on an EXTENSIVE SOUTH WESTERLY FACING PLOT with an IMPOSING REAR GARDEN. Conveniently located for COCKFOSTERS UNDERGROUND, excellent restaurants and LOCAL SHOPPING FACILITIES. Also in close proximity to London Kings Cross/Moorgate and the M25 is a short distance by car.

EPC : D

Entrance Hall

8'10 x 10'3 (2.69m x 3.12m)

Cloakroom

8'8 x 2'10 (2.64m x 0.86m)

Storage Cupboards

Reception Room

12'11 x 16'10 (3.94m x 5.13m)

Dining Room

15'2 x 15'3 (4.62m x 4.65m)

Guest Cloakroom

4'10 x 2'10 (1.47m x 0.86m)

Utility

9'11 x 8'3 (3.02m x 2.51m)





Kitchen/Breakfast Room
13'5 x 16'4 (4.09m x 4.98m)

Reception Room
23'0 x 16'3 (7.01m x 4.95m)

Bedroom 6/Playroom
9'6 x 10'0 (2.90m x 3.05m)

Family Room
13'7 x 12'0 (4.14m x 3.66m)

Hallway
8'2 x 5'0 (2.49m x 1.52m)

Shower Room

Study
9'6 x 9'8 (2.90m x 2.95m)

Garage
8'8 x 15'4 (2.64m x 4.67m)

Bedroom 3
8'8 x 16'0 (2.64m x 4.88m)

Bedroom 4
12'5 x 11'11 (3.78m x 3.63m)

Bedroom 5
9'0 x 11'6 (2.74m x 3.51m)

Bedroom 1
14'3 x 16'0 (4.34m x 4.88m)

En Suite
7'5 x 3'8 (2.26m x 1.12m)

Wardrobes/Storage Cupboards

Family Bathroom
14'3 x 6'7 (4.34m x 2.01m)

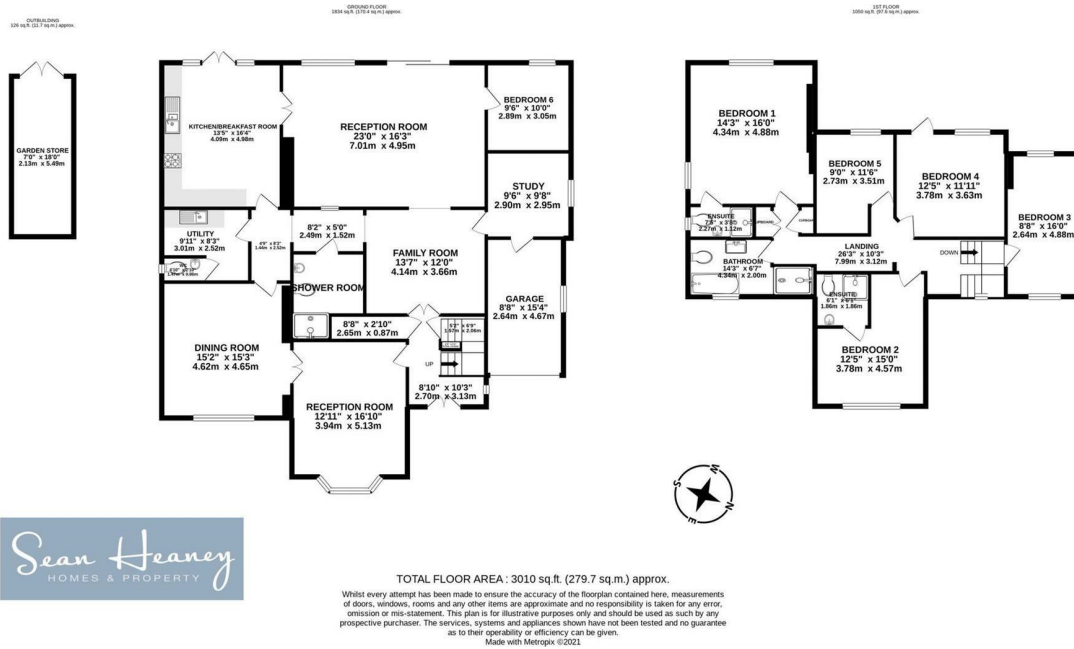
Landing
26'3 x 10'3 (8.00m x 3.12m)

Bedroom 2
12'5 x 15'0 (3.78m x 4.57m)

En Suite
6'1 x 6'1 (1.85m x 1.85m)

Garden Store/Entertaining Area
7'0 x 18'0 (2.13m x 5.49m)

Floor Plan



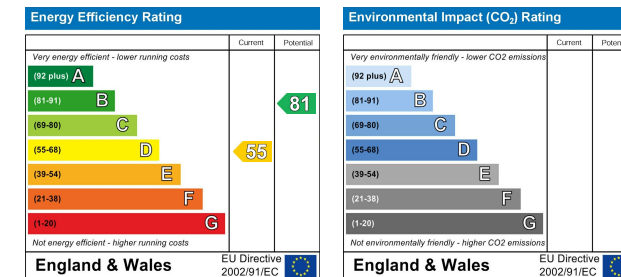
Area Map



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.

Energy Efficiency Graph



1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

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