



 2
Bedrooms

 1
Bathroom



This first-floor maisonette offers two double bedrooms, an additional loft room, and a fitted kitchen. The property includes a private garden at the rear and is chain-free. Early viewing is recommended to appreciate the space and features of this home.

Located in Cockfosters, East Barnet, this two-bedroom maisonette in Grove Road offers a comfortable and practical living space. The property features two double bedrooms, providing ample room for family or guests. An additional loft room adds versatility, suitable for use as an office or extra storage. The maisonette includes a fitted kitchen, equipped with essential appliances, ensuring a functional cooking space. The layout is designed for convenience, with a single bathroom serving the household. The reception area provides a welcoming space for relaxation and entertainment. A notable feature of this property is the private garden at the rear, offering an outdoor retreat for leisure activities or gardening. This chain-free property is situated on the first floor, providing a sense of privacy and security. Early viewing is recommended to fully appreciate the potential of this home. Cockfosters is well-served by local amenities, including shops, restaurants, and parks, making it a convenient location for everyday needs. The area is also well-connected by public transport, offering easy access to surrounding areas and central London. This maisonette is an excellent opportunity for those seeking a practical and well-located home in Cockfosters, East Barnet.

HALLWAY: 14' x 5' (4.27m x 1.52m)
Built-in cupboard, radiator, wooden flooring.

RECEPTION: 13' x 12' (3.96m x 3.66m)
RECEPTION: 13' x 12" >15'03" Double-glazed window to front aspect, feature fireplace with gas fire and wooden mantelpiece, wooden floor.

BEDROOM: 12' x 9' 04" (3.66m x 2.84m)
Double-glazed window to rear aspect, coving to ceiling, radiator, carpet,

BEDROOM: 12' 07" x 10' (3.84m x 3.05m)
Double-glazed window to the rear aspect, coving to the ceiling, radiator, carpet, staircase leading to loft room.

BATHROOM: 5' 9" x 4' 8" (1.75m x 1.42m)
Double-glazed window to rear aspect, panel bath with mixer tap and mounted shower, tiled walls, radiator, pedestal wash hand basin with mixer tap in vanity unit, ceramic floor.

SEPARATE W/C: 5' 7" x 2' 6" (1.70m x 0.76m)
Double-glazed window to rear aspect, low-level flush w/c, tiled walls, ceramic floor.

KITCHEN: 12' 06" x 9' (3.81m x 2.74m)
Double-glazed window to rear aspect, part-tiled walls, roll edge work surface, range of wall and base units, built-in gas hob and extractor, stainless steel sink and drainer with mixer tap, Worcester boiler, ceramic floor tiles

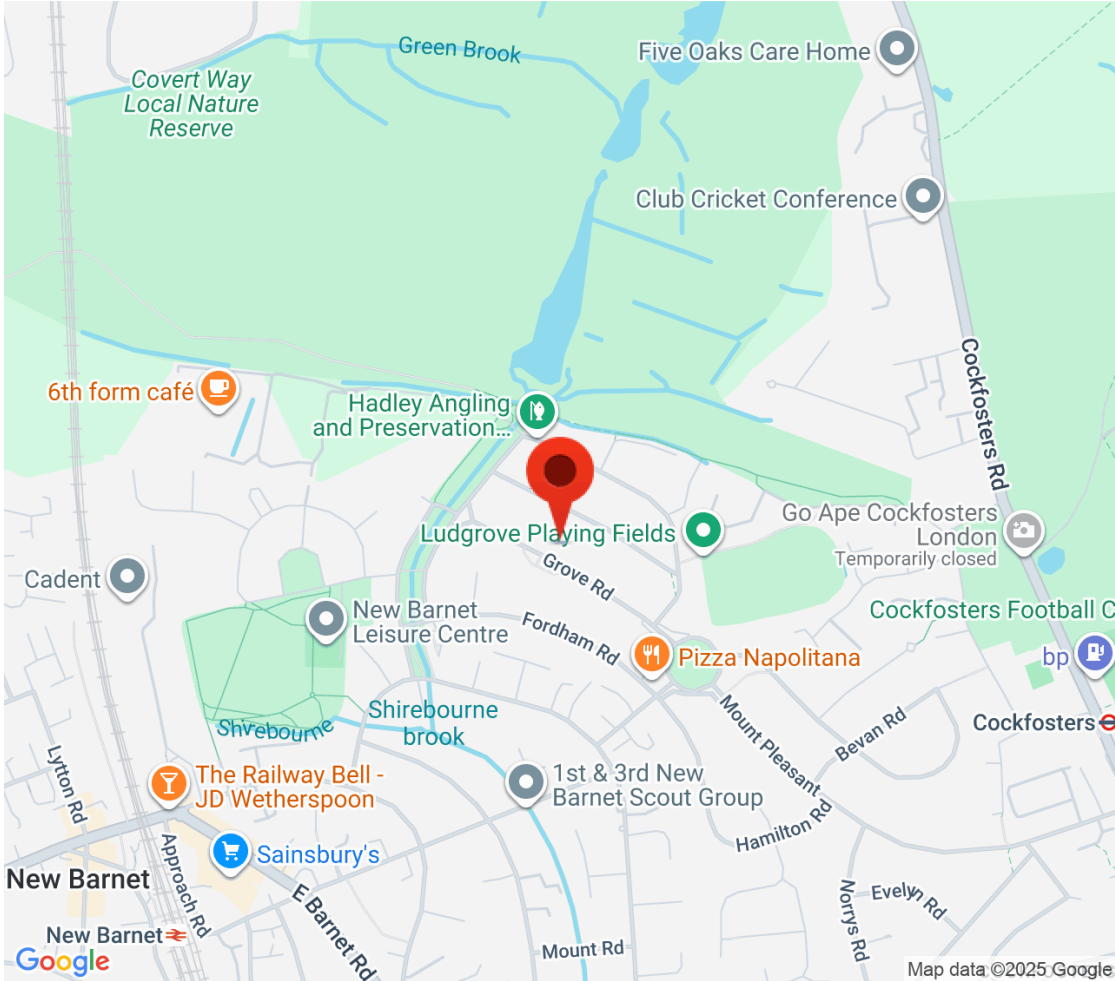
LOFT ROOM: 12' 05" x 11' 08" (3.78m x 3.56m)
Skylight, built-in wardrobes, storage cupboards, double radiator, carpet.

REAR GARDEN: 37' x 28' (11.28m x 8.53m)
Own section of garden, patio, lawn and trees plus outbuilding.



Asking Price £399,950

Grove Road, New Barnet/Cockfosters EN4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Cockfosters, EN4

