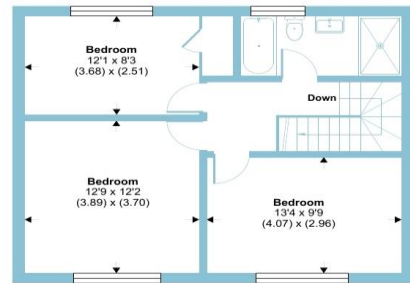




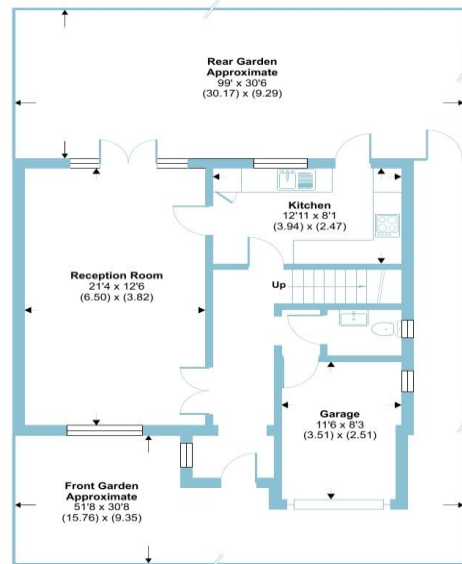
Mansfield Avenue, Barnet EN4 8QF

Mansfield Avenue, Barnet, EN4

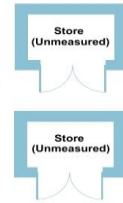
Approximate Area = 1082 sq ft / 100.5 sq m (excludes stores)
Garage = 92 sq ft / 8.5 sq m
Total = 1174 sq ft / 109 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1297988

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welcome to Mansfield Avenue, Barnet

- Three Bedroom Semi-Detached House
- Well-Presented Family Home
- Luxury Kitchen and Bathroom
- Peaceful Residential Road
- Cockfosters Tube Station 0.5 Miles

Tenure: Freehold
EPC Rating: C

Council Tax Band: F

offers in excess of **£750,000**



This attractive 3 bedroom semi-detached house located on this popular road on the East Barnet/Cockfosters border is presented in excellent decorative order throughout. Cockfosters Tube Station is located just 0.5 miles from this family home.

This residence is approached via a nice sized frontage offering parking facilities for numerous cars, a welcoming entrance hall giving access to a ground guest WC, integral garage, spacious living dining area and modern luxury fitted kitchen overlooking and accessing this homes sizeable rear garden. To the first floor there are three well-proportioned bedrooms and beautiful family bathroom.

The Property benefits from planning permission to convert the garage into a room and for a single storey ground floor extension (planning reference: 25/1365/HSE).

Local shops and bus routes are close by, along with recreation grounds including the ever-popular Trent Park. The property lies within the catchment area of several good Primary and Secondary Schools including East Barnet School (0.2 miles away), Monkfrith Primary School (1.1 miles away) and Trent C of E Primary School (0.8 mile away), making this an ideal home for families.

Cockfosters is a leafy suburb of north London. Dating back to 1524 and thought to be the name of a house which originally stood on Enfield Chase. Sitting on the borders of the borough of Barnet and Enfield it is home to Trent Park which has recently had its status changed to a country park. Located in Zone 5 on the Piccadilly line the tube station has been open since 1933 and offers commuters an easy ride into central London.

view this property online barnardmarcus.co.uk/Property/WTS107466



Property Ref:

WTS107466 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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