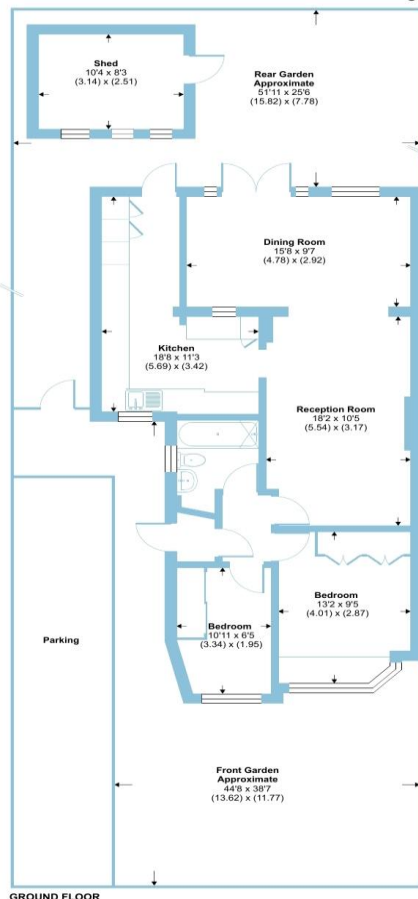




**Hamilton Road, Barnet EN4 9HE**

## Hamilton Road, Cockfosters, Barnet, EN4

Approximate Area = 801 sq ft / 74.4 sq m  
Outbuilding = 85 sq ft / 7.8 sq m  
Total = 886 sq ft / 82.2 sq m  
For identification only - Not to scale



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: 1314139

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## welcome to Hamilton Road, Barnet

- Two Bedroom Semi-Detached Bungalow
- Extended to Rear
- Well-tended Garden
- Off Street Parking
- 0.4 miles to Cockfosters Tube Station

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: E

offers in excess of **£650,000**



Situated on a quiet residential street in Cockfosters is this extended two-bedroom semi-detached bungalow with family bathroom approached via off street parking to the front.

This home consists of a good-sized living space with easy access a modern fitted kitchen, separate dining room overlooking and with direct access to this-homes well-tended rear garden. This lovely residence situated on this ever-popular road has been well-maintained by its current owner and is ready to move into. An internal viewing is highly recommended to fully appreciate this wonderful home. Located 0.4 miles from Cockfosters Tube Station and the many eateries and amenities the local area has to offer making this appealing property and location difficult to beat.

Cockfosters sits on the borders of the Borough of Barnet & Enfield and 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/WTS107529](https://barnardmarcus.co.uk/Property/WTS107529)



Property Ref:  
WTS107529 - 0002

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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