



Westpole Avenue, Barnet EN4 0BB

welcome to

Westpole Avenue, Barnet

Situated along a tree lined road you will find this well-presented 1930's style halls adjoining semi-detached family home situated along this popular residential road close to Cockfosters (Piccadilly Line) Station, viewings are highly recommended.

Approached via own driveway this residence comprises of a welcoming entrance hall which leads onto the bay fronted dining room, extended modern and open plan fitted kitchen breakfasting, living room. The ground floor also offers an additional room which can be used as a study or additional bedroom with a downstairs shower room included. As you reach the first floor you will find four good-sized bedrooms and the family bathroom. The living area leads onto the in excess of 65ft long well-manicured south-westerly facing rear garden consisting of several fruit trees and shed to the rear. The property is in close proximity to local shops, well-regarded local schools, amenities, the many eateries in Cockfosters, Trent Park and transport links with Cockfosters Tube Station located just 0.3 miles away.

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.



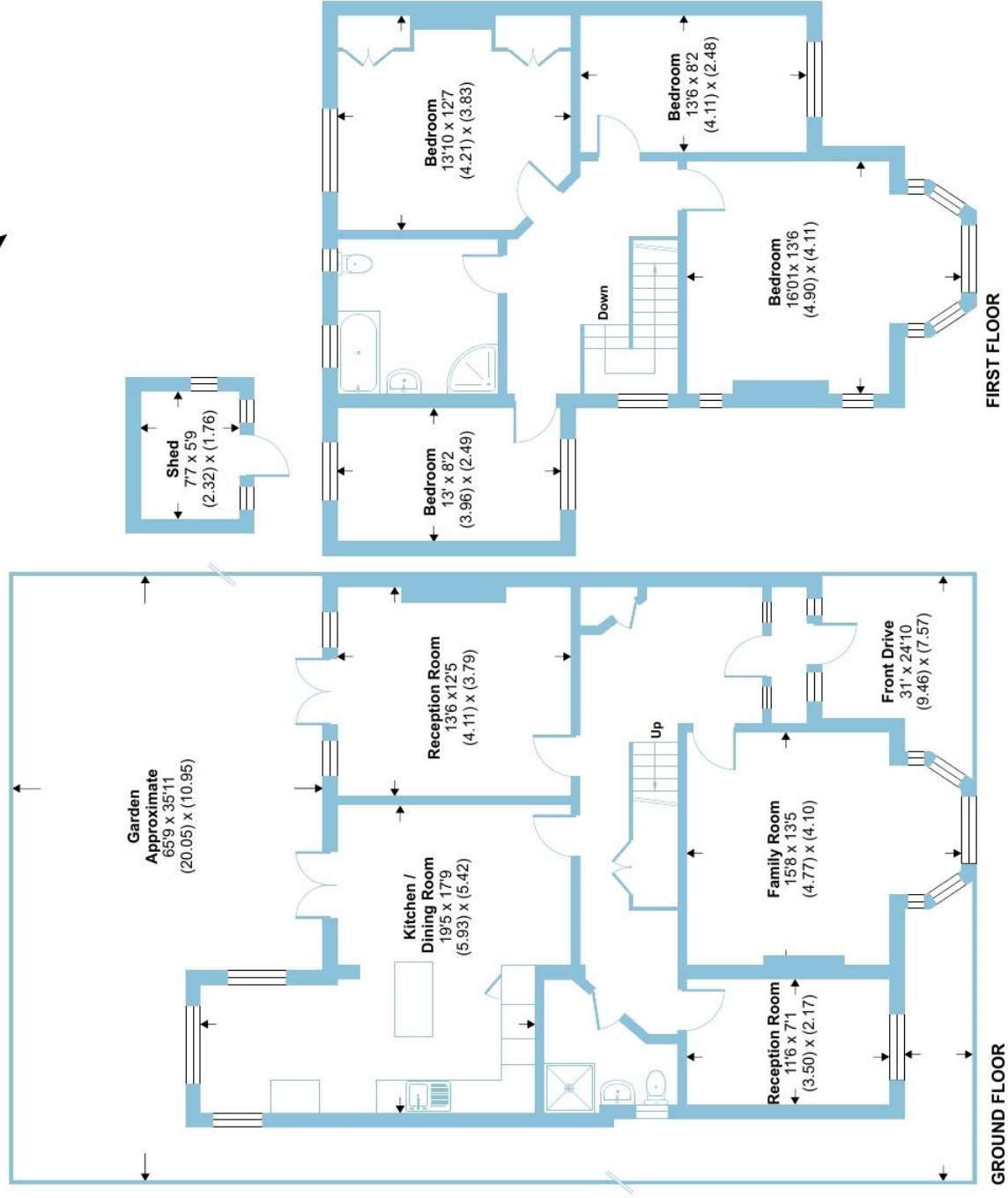
Westpole Avenue, Cockfosters, Barnet, EN4

Approximate Area = 1863 sq ft / 173 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 1907 sq ft / 177 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). © nchecom 2025. Produced for Barnard Marcus. REF: 1331158



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Westpole Avenue, Barnet

- Four Bedrooms
- Halls-Adjoining
- 0.3 miles to Cockfosters Tube Station
- Family Bathroom + Shower Room
- Open Plan Kitchen Breakfast Space

Tenure: Freehold

EPC Rating: C

Council Tax Band: G

offers in excess of

£1,150,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WTS107575



Property Ref:
WTS107575 - 0006

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