



**£1,100,000**

**TENURE : FREEHOLD**

**Freston Gardens, EN4**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 3**

**Quite Residential Road  
0.5miles to Cockfosters  
Station**

**Three Double Bedrooms  
Close Proximity to Schools**

**Potential To Extend STPP  
Chain Free**

**Addison Townsend**  
155 High Street, Southgate, London, N14 6BP  
[info@addisontownends.co.uk](mailto:info@addisontownends.co.uk) | 442088826828  
Website: <https://www.addisontownsend.co.uk/>



Addison Townsend are delighted to offer this lovely three bedroom semi detached house located on a popular road in Cockfosters. The house offers; front reception room, rear reception room open plan to conservatory, kitchen/diner, downstairs w/c, utility room, three double bedrooms, four piece family bathroom, private rear garden, front garden, off street parking, garage to side and large potential to extend to side/rear/loft subject to planning permission. Located approximately 0.5miles to Cockfosters Station, as well as Cockfosters high street offering a range of shops and restaurants, while also being a short distance from Southgate Secondary School and De Bohun Primary School. The house is offered Chain Free

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**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS





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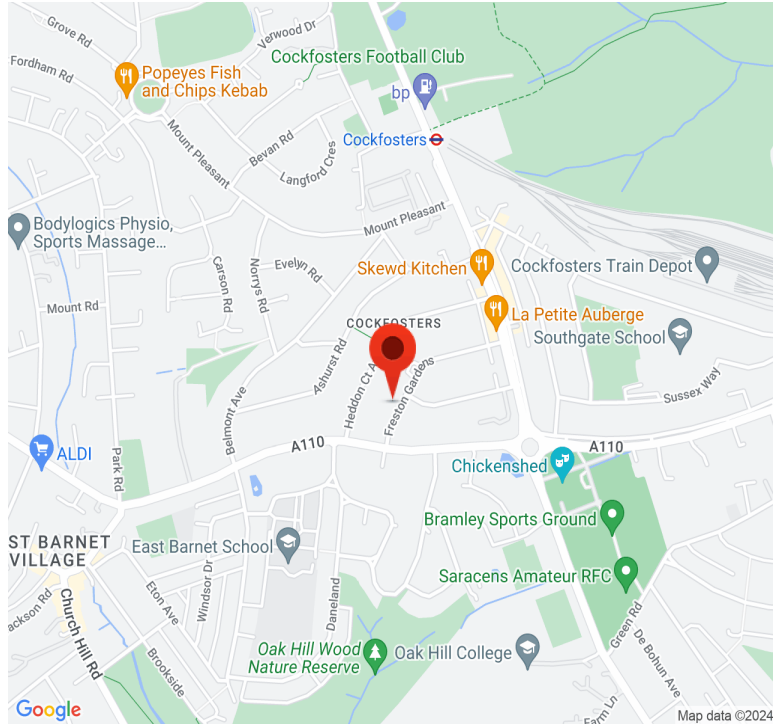
Approximate Gross Internal Area 1750 sq ft – 163 sq m  
 Ground Floor Area 1054 sq ft – 98 sq m  
 First Floor Area 696 sq ft – 65 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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