



**ALECO**  
ESTATE AGENTS

## Westbrook Crescent

Cockfosters, EN4 9AR

Asking price £640,000



# Welcome to Westbrook Crescent

Cockfosters, EN4 9AR

Step into the perfect blend of modern comfort and tranquillity with this exceptional 3-bedroom semi-detached house. Nestled in a peaceful neighbourhood, this residence offers a serene escape while providing convenient access to amenities. Experience a spacious and flowing living area with a ground floor extension that enhances both the functionality and aesthetic appeal of the home. This extension seamlessly blends with the original design, creating a harmonious living space.

Enjoy the convenience of a garage for secure storage or parking. Additionally, off-street parking adds to the ease of access and ensures a hassle-free arrival.

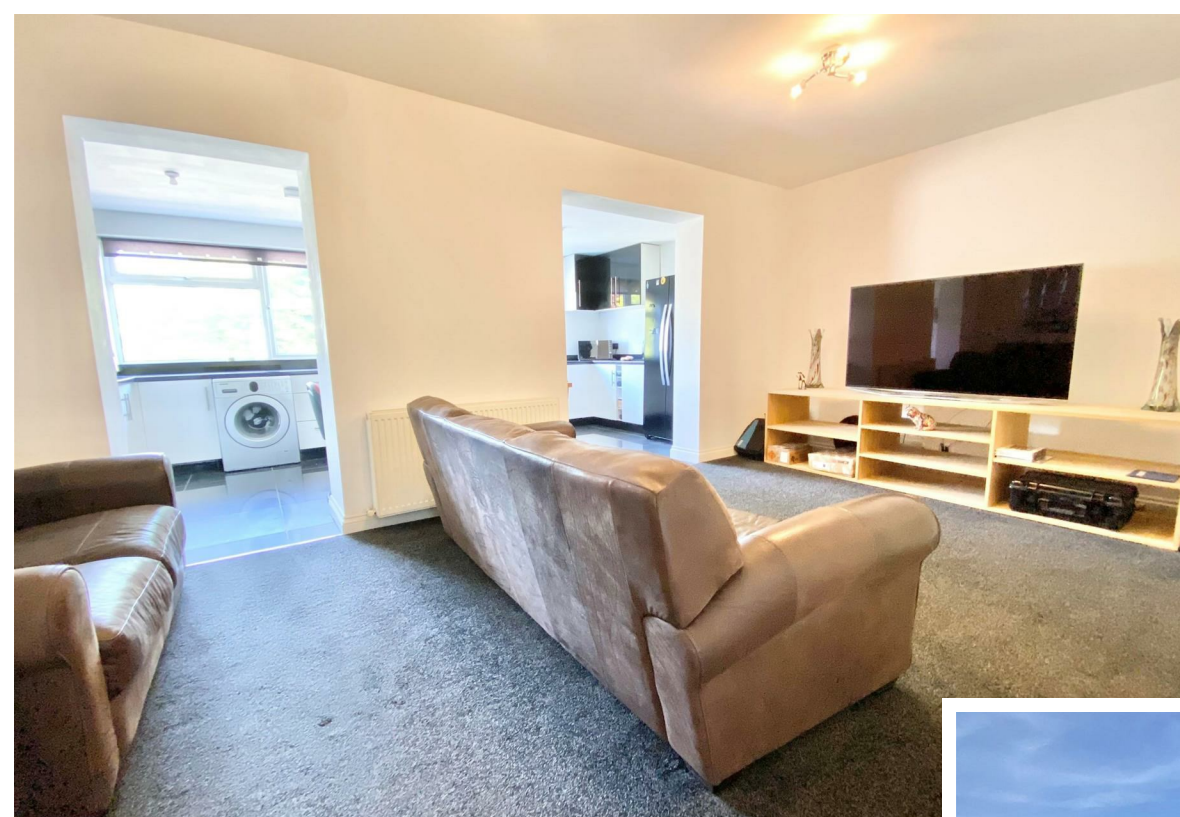
Situated in this sought after residential area popular with families due to proximity to highly regarded schools, swimming pool/library, Victoria Park, transport connections including either Cockfoster tube or New Barnet mainline stations and local and main shopping areas.

Arrange a viewing today to experience the charm and comfort of this inviting home.

For inquiries or to schedule a viewing, please contact Aleco Estate Agents









# Floor Plan

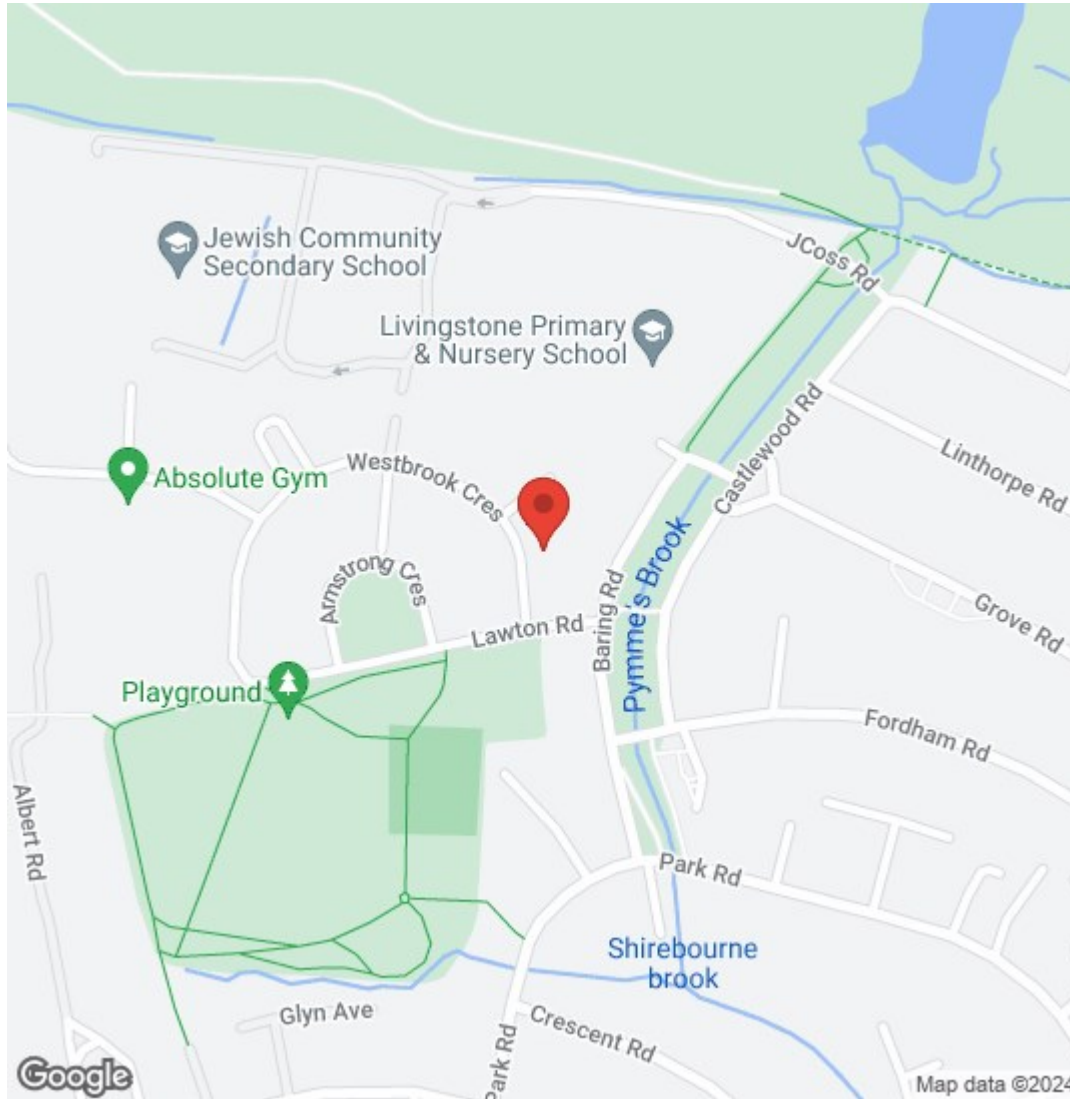


**Ground Floor**  
**Approximate Floor Area**  
**860 sq. ft.**  
**(79.9 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**447 sq. ft.**  
**(41.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Area Map

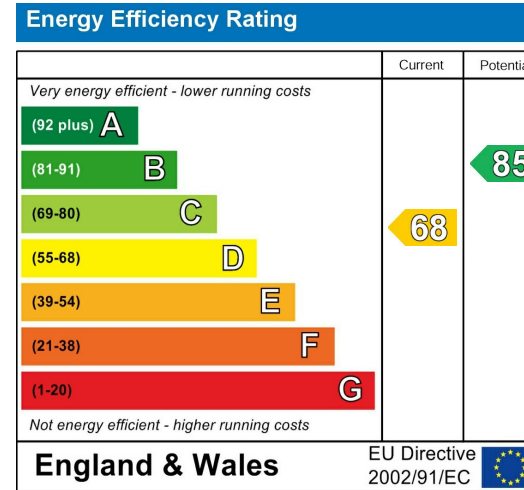


## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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