



**ALECO**  
— ESTATE AGENTS —

## Mount Pleasant

Cockfosters, EN4 9ES

**£875,000**





# Welcome to Mount Pleasant

Cockfosters, EN4 9ES

Aleco Estate Agents are delighted offer for sale this charming three bedroom semi-detached house presenting an excellent opportunity for those looking to create their dream home. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The integrated garage and off street parking adds convenience, while the attractive south facing mature rear garden provides a lovely outdoor space for family gatherings or quiet moments in nature.

Although the property requires modernisation, it is brimming with potential for the discerning buyer to personalise and enhance its features. The fantastic location is a significant highlight, situated just moments away from Cockfosters Tube Station, which offers easy access to central London. Additionally, the nearby Trent Park and a variety of social amenities ensure that all your daily needs are within reach. Close to highly regarded schools including Trent C of E, Southgate School & East Barnet School, all within easy reach.

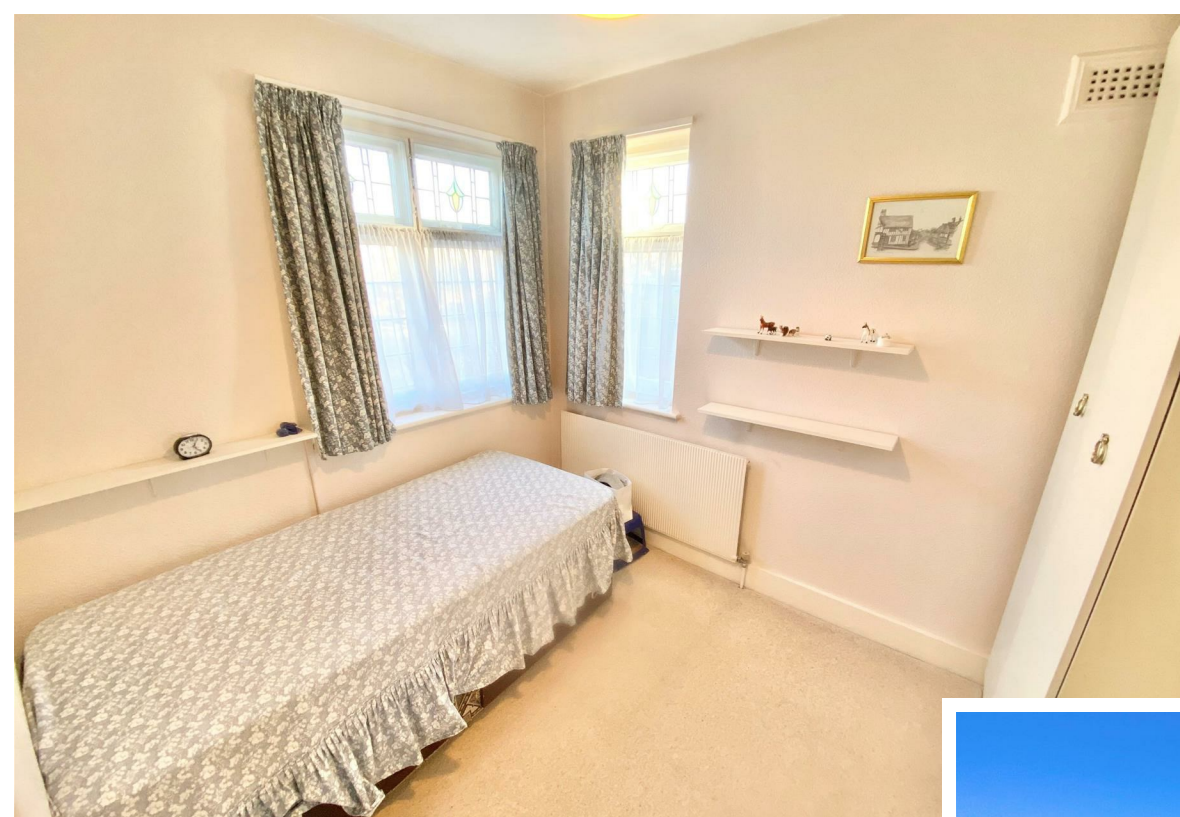
This property is offered for sale on a chain-free basis, making it an ideal choice for those looking to move swiftly. With its combination of space, location, and potential, this semi-detached house is a rare find in a sought-after area. Don't miss the chance to transform this house into your perfect home.











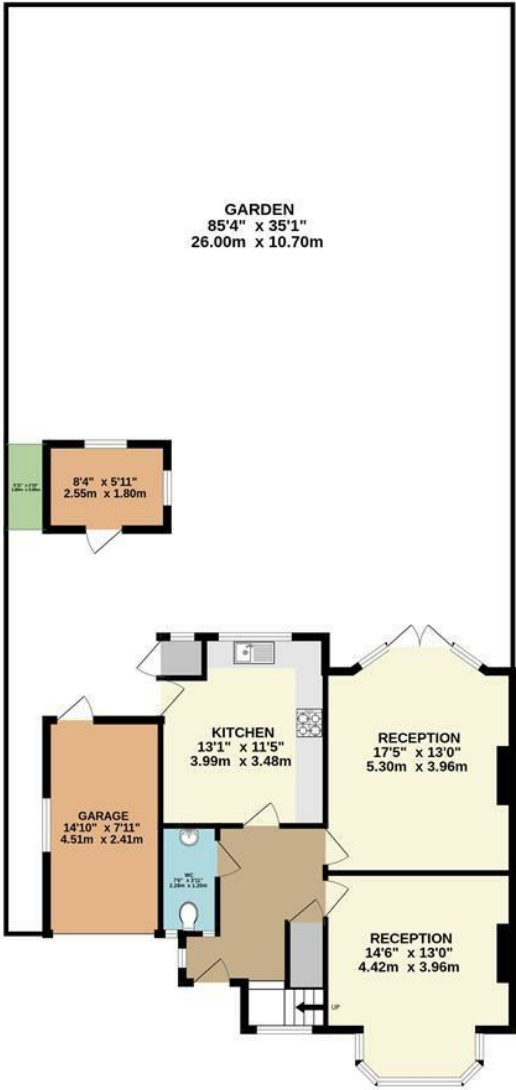






# Floor Plan

GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



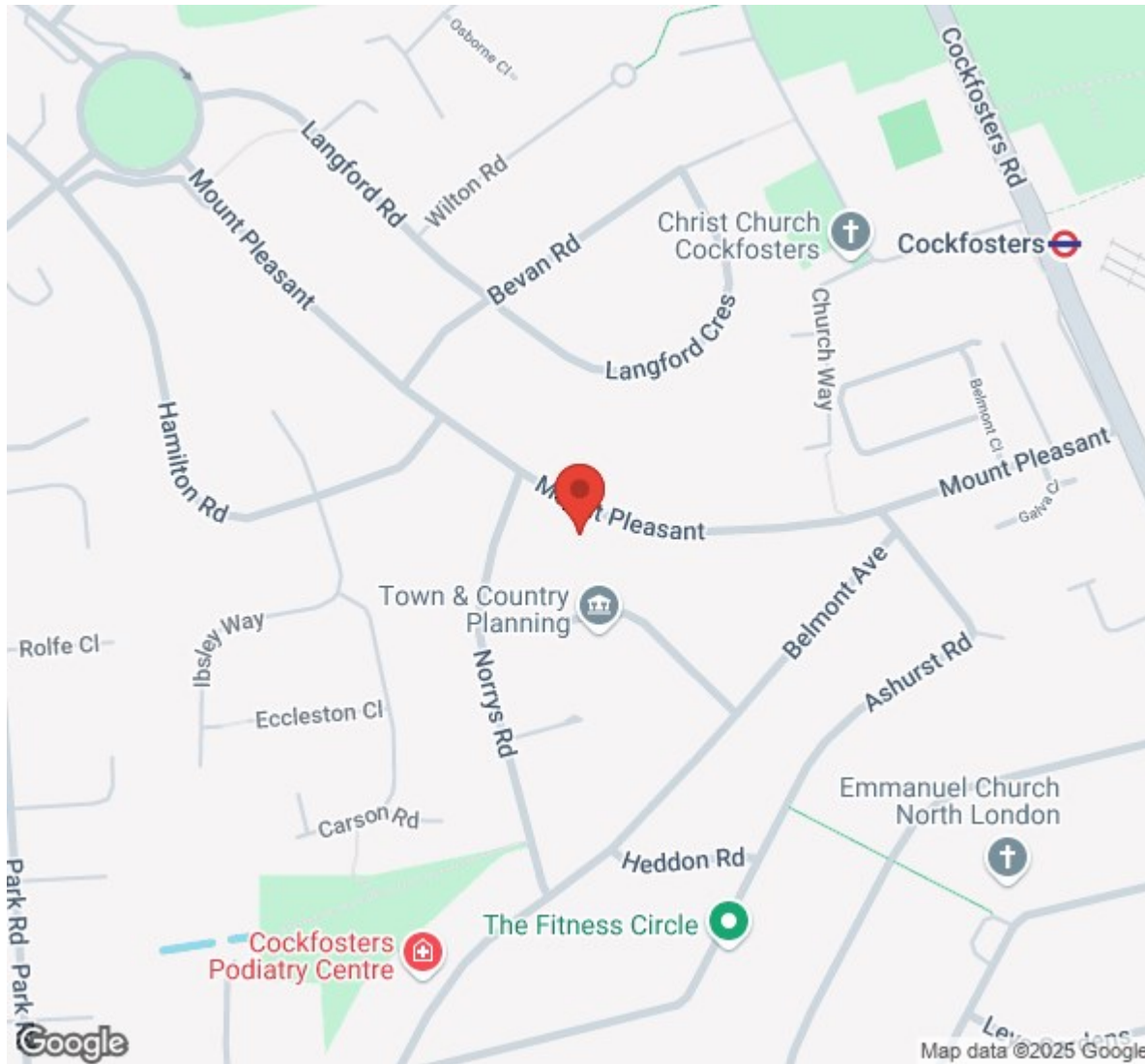
1ST FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

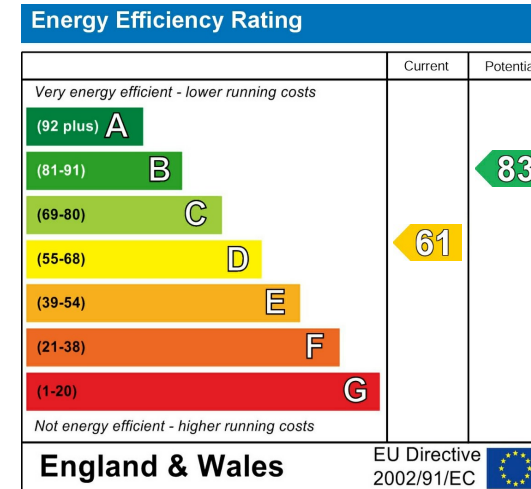
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## Aleco Estate Agents

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