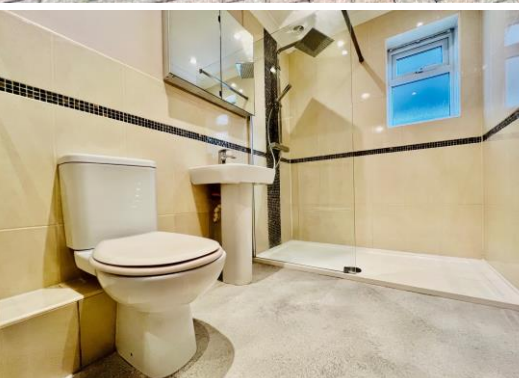




PM ESTATES

Property Sales & Lettings



Carson Road

Cockfosters, Barnet, London EN4 9EX

Guide Price **£745,000**

www.pm-estates.co.uk

Carson Road

Cockfosters, Barnet, London EN4 9EX

Overview

- Detached Family Home
- Modern Styled Interior
- Three Double Bedrooms
- Fitted Wooden Kitchen with Appliances
- Large Dual Aspect Living Area
- Two Family Sized Tiled Bathrooms
- Study/Office/Bedroom on Ground Floor
- Private Driveway
- Private Rear Garden
- Walking Distance to Rail Station
- Energy Rating C
- Council Tax Band F



Description

PM Estates are delighted to offer this detached three-bedroom family home in the popular Carson Road, within Cockfosters, Barnet, which is just 0.6 miles from the underground station.

The property on offer here comprises a well-proportioned bright and airy open-plan living area with laminate flooring throughout this area. The living area flows onto rear patio doors providing an entry point to the spacious private garden area, complete with a bespoke-fitted wooden decking area, overlooking the picturesque views of Barnet.

The downstairs also comprises of a modern fitted wooden styled kitchen with appliances as well as a downstairs family sized tiled bathroom, complete with a fitted suite with walk in shower. Towards to the front of the property there is an additional room, to be used as a study or office. Upstairs you will be greeted by three sized double bedrooms, all complete with fitted carpet, as well as an additional family sized bathroom, also complete with a fitted suite.

The property also has a private driveway, with enough space for three cars, as well as on street parking for your convenience.

For investors, this will prove to be an ideal choice whereby the rental value currently projected stands at £2,500 per calendar month, producing potential rental yields of 4.03%

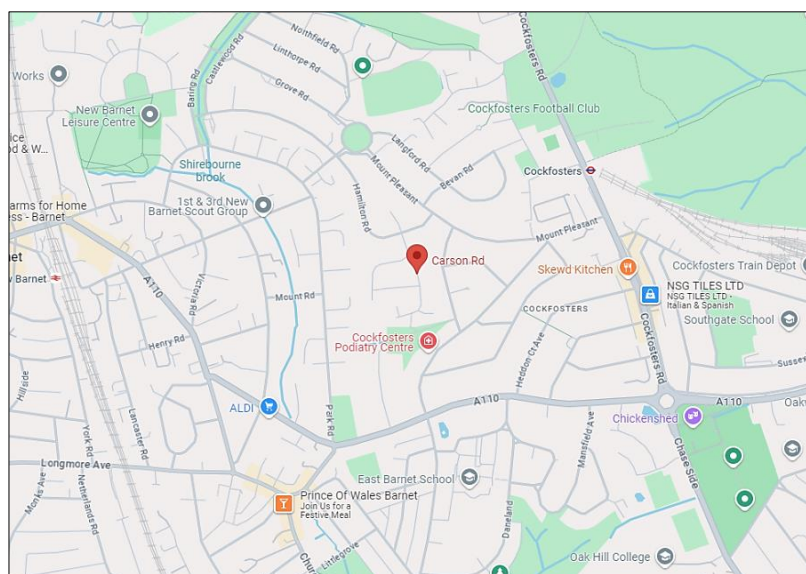
Call us today to book your viewing appointment and avoid disappointment! – 01279 654646



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Cockfosters, Barnet is a residential area known for its suburban charm and proximity to various local amenities. The area features a number of shops, cafes, and restaurants along nearby Barnet Road, catering to daily needs. Cockfosters itself is home to the Cockfosters Underground Station, which is part of the Piccadilly Line, providing easy access to central London and connections to other transport links. Additionally, several bus routes service the area, enhancing connectivity to surrounding neighborhoods and key destinations. The locality also benefits from green spaces like Trent Park, ideal for leisure and outdoor activities.



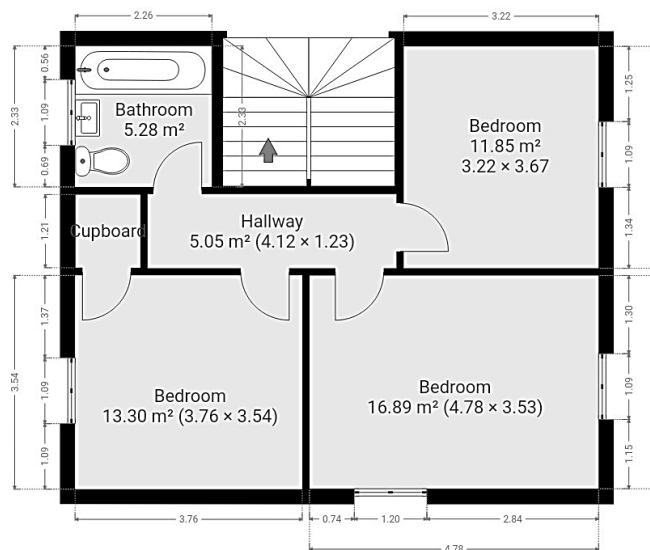
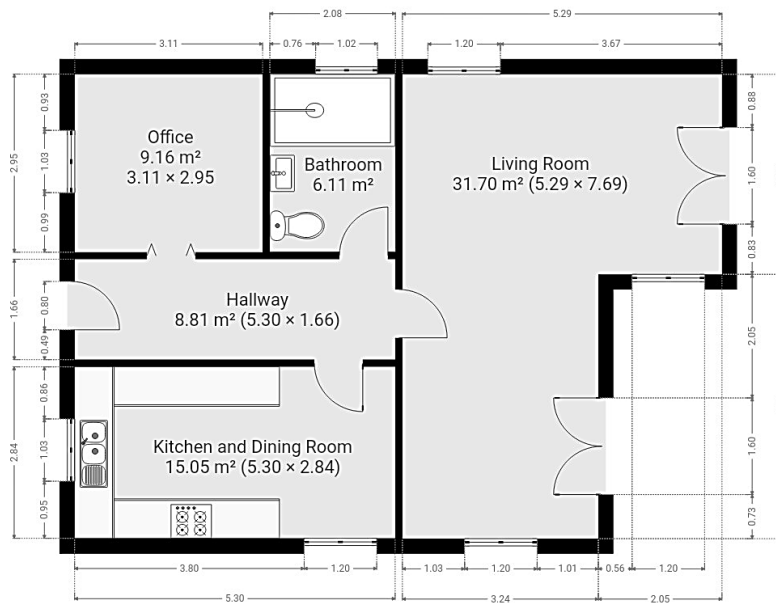
Directions

From our Office:

PM Estates
7 Riverside Walk, South Street, Bishop's Stortford
CM23 3AG
Join M11 in Essex from A1250
(2.9 mi)
Follow M11 and M25 to Stag Hill/A111 in Potters
Bar. Take exit 24 from M25
(27.1 mi)
Continue on A111. Drive to Carson Rd in London
(3.2 mi)

EN4 9EX
Carson Rd, Cockfosters, London, Barnet

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

Tel: 01279 654646

Email: sales@pm-estates.co.uk

www.pm-estates.co.uk

PM Estates wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. PM Estates, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of PM Estates has any authority to make or give any representation of warranty in relation to this property.

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