

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
Tel: 01707 657181  
Email: pottersbar@andrewward.co.uk

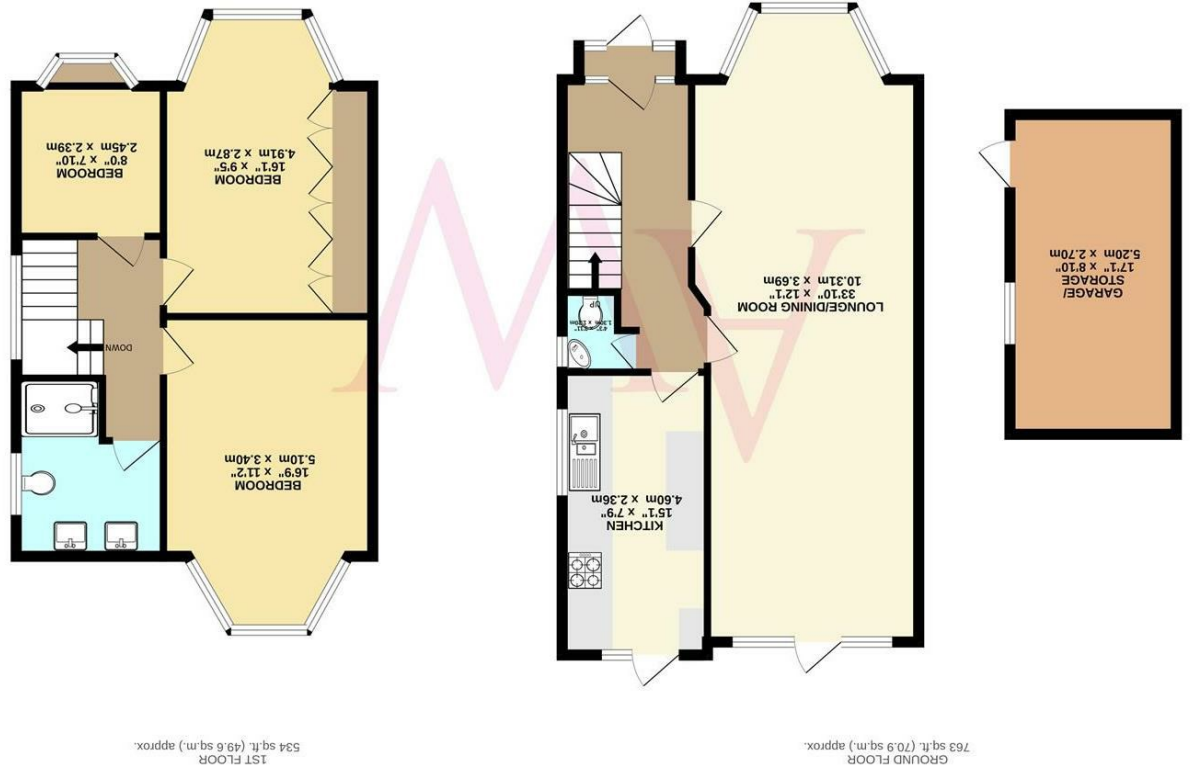
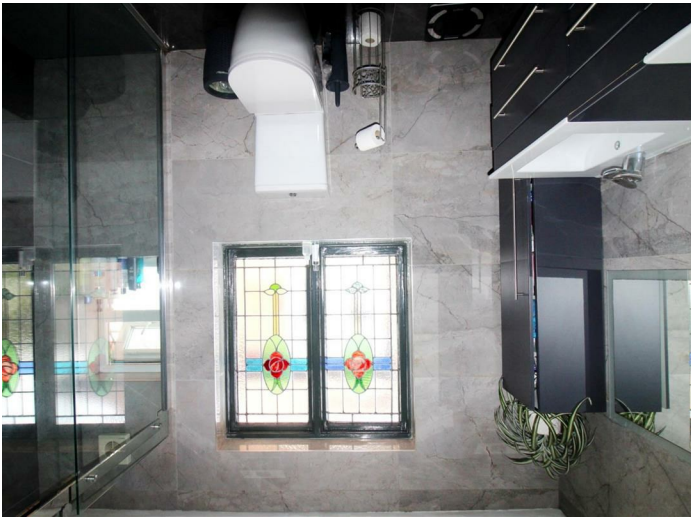
**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: brookmanspark@andrewward.co.uk

**BARNET**  
175 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: barnet@andrewward.co.uk

**www.andrewward.co.uk**  
175 High Street, Barnet, Herts, EN5 5SU  
020 8441 6000 | barnet@andrewward.co.uk

**Our Offices**

**Contact us**



18 GLOUCESTER GARDENS, COCKFOSTERS, BARNET EN4 0QW

£865,000 | Freehold



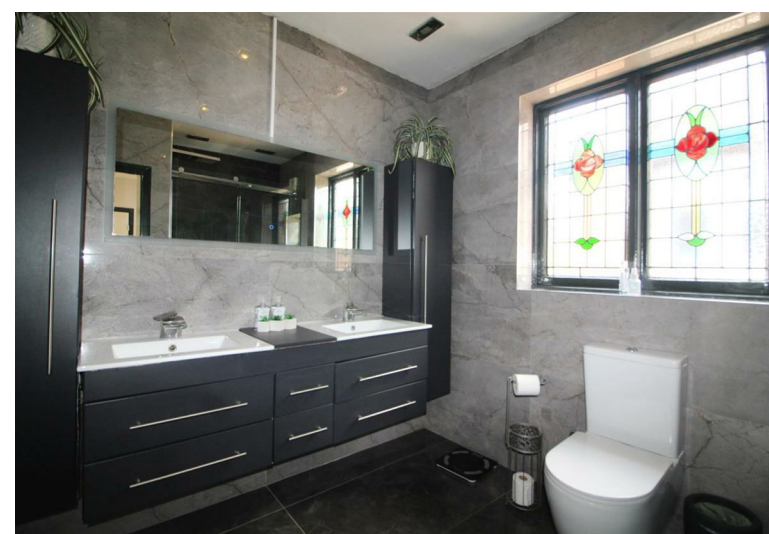
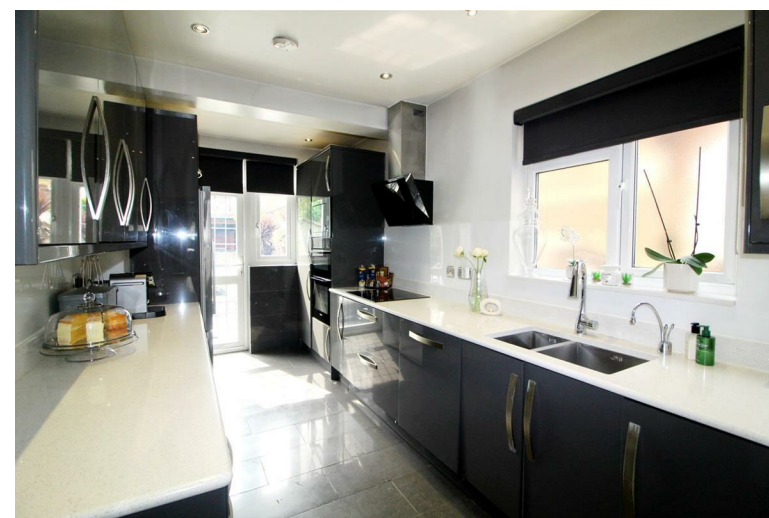
## Property Overview

Introducing this beautifully presented three bedroom-semi-detached family home situated on the highly sought after Gloucester Gardens which is a stones throw from Cockfosters High street and Underground train station (Piccadilly Line).

The property comprises of a bright and spacious dual aspect open plan living and dining room featuring a big bay window and oak wood flooring throughout. A dual aspect fully integrated contemporary kitchen complete with Quartz worktops, Bosch double oven and microwave, porcelain tiled flooring with direct access to the beautifully landscaped south westerly facing rear garden featuring patio and an enclosed brick built Barbeque for Al-fresco dining, perfect for entertaining.

To first floor are three bedrooms, one large master and a second double bedroom, both with big bay windows and one with fitted wardrobes, a third single bedroom and a luxury and stylish family bathroom with his and her sink double width shower and stained glass window.

To the front of the property is a large block paved driveway for two vehicles and a garage at the back of garden accessed via service road.



## Property Features

- LIVING ROOM - 16'2 X 12'8
- DINING ROOM - 17'7 X 11'3
- KITCHEN - 15'5 X 7'8
- EXTENSION POTENTIAL
- CLOSE TO COCKFOSTERS HIGH STREET & UNDERGROUND STATION
- BEDROOM 1 - 16'6 X 11'2
- BEDROOM 2 - 16'6 X 11'2
- BEDROOM 3 - 9'2 X 7'7
- BATHROOM - 9'5 X 7'9

## Agents Notes

Further benefits include side access, plenty of storage cupboards and potential to carry out a full width ground floor and dormer loft extension subject to planning permission.

Gloucester Gardens is situated within moments of Cockfosters High Street with all of its restaurants, shops, cafes, amenities and Cockfosters Underground Train Station (Piccadilly Line). Also within easy reach of the picturesque 418 acres Trent Country Park, Southgate, Trent C of E, Danegrove Primary's and Southgate Secondary.

EPC Rating: D  
Council Tax Band: F