

Linthorpe Road

Cockfosters, EN4 9BY

Offers in excess of £755,000



Welcome to Linthorpe Road

Cockfosters, EN4 9BY

Nestled in the sought after area of Cockfosters, this charming 4 bedroom semi-detached house on Linthorpe Road presents an excellent opportunity for families seeking a spacious and comfortable home. This property boasts a generous 1,884 square feet of living space, featuring four well proportioned bedrooms and two modern bathrooms.

Upon entering, you are greeted by a bright and airy through lounge, perfect for hosting gatherings or enjoying quiet evenings. The heart of the home is undoubtedly the expansive kitchen diner, equipped with ample wall and base units, providing a delightful space.

Step outside to discover a delightful 60ft garden, predominantly laid to lawn, offering a serene outdoor retreat. The decking area is perfect for alfresco dining or simply soaking up the sun. Additionally, the property benefits from off street parking for two vehicles and convenient side access to the garden.

This residence is ideally located within close proximity to great local schools, ensuring a quality education for children. The vibrant Cockfosters High Street is just a stone's throw away, offering a variety of amenities for everyday needs. Commuters will appreciate the nearby underground station, providing easy access to central London. For those who enjoy the outdoors, the picturesque Trent Park is within easy reach, perfect for leisurely walks and family outings.









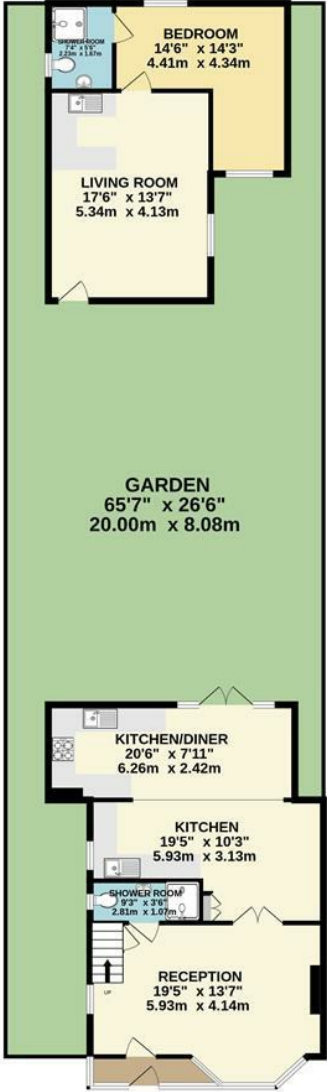






Floor Plan

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



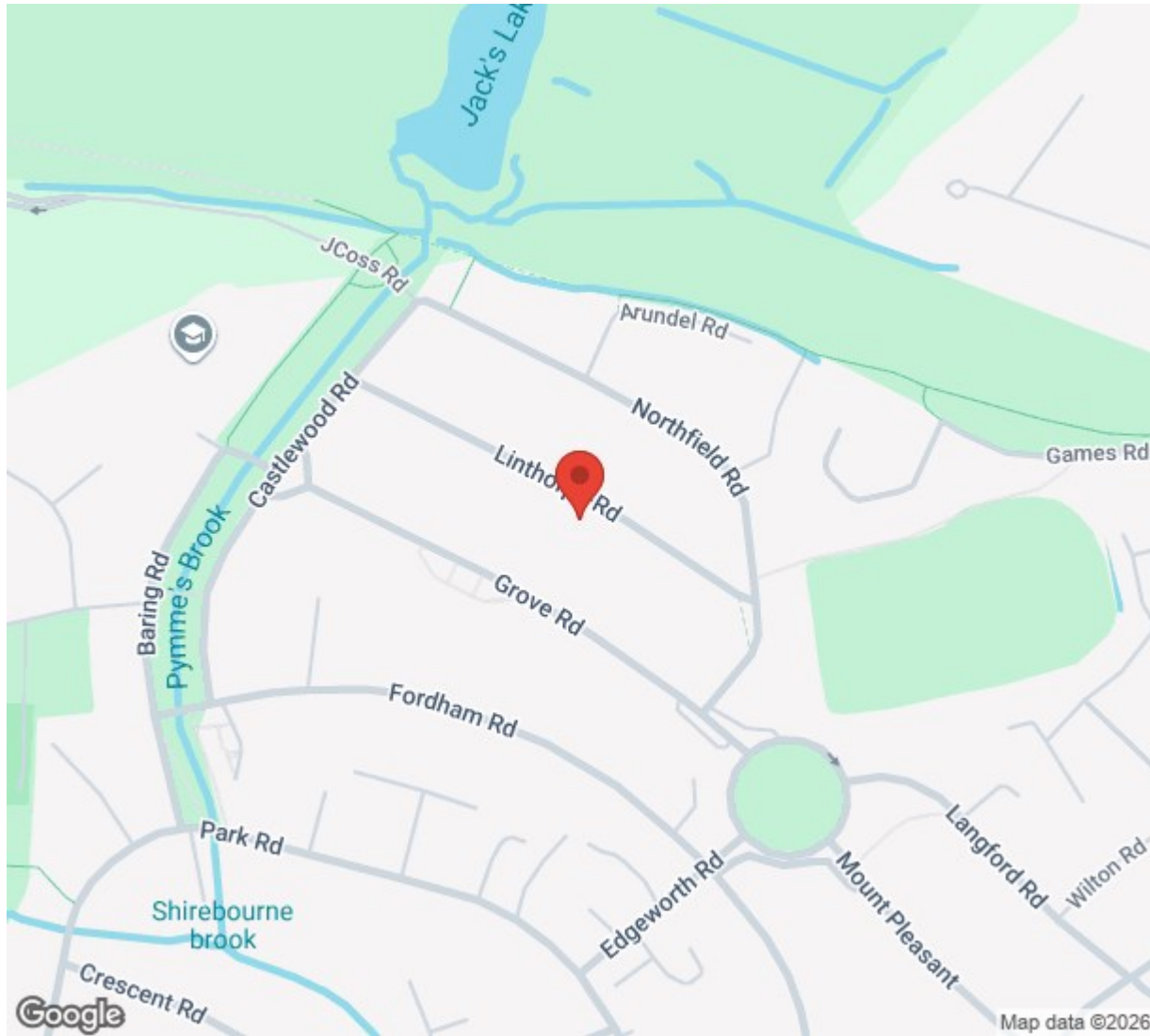
1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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.

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.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

