



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **3**
Mantlestates.com
Bedrooms

 **1**
Bathroom



This 3-bedroom semi-detached house is located in a quiet cul-de-sac in Cockfosters. The property features a fitted kitchen, a spacious garden with a patio, and a garage. There is off-street parking available for up to three cars. The house is within easy reach of Cockfosters Tube Station, local restaurants, cafes, and a short walk to Trent Park.

This 3-bedroom, 1-bathroom semi-detached house is situated in the tranquil area of Cockfosters, EN4. The property offers a comfortable reception room, a well-equipped fitted kitchen, and a spacious garden with a patio, perfect for outdoor activities. The house is set in a quiet cul-de-sac, providing a peaceful living environment.

The fitted kitchen is designed for functionality, featuring modern appliances and ample storage space. The reception room is spacious, offering a versatile area for relaxation and dining. Upstairs, the property comprises three bedrooms, each providing sufficient space for furnishings and storage. The bathroom is well-appointed with essential fixtures and fittings.

One of the key features of this property is its outdoor space. The garden is expansive and includes a patio area, ideal for outdoor dining or entertaining. The property also benefits from a garage and off-street parking for up to three cars, providing convenience for homeowners and visitors alike.

Located within easy access to Cockfosters Tube Station, this property offers excellent transport links to central London and surrounding areas. The local area is rich with amenities, including a variety of restaurants and cafes, catering to diverse culinary tastes. Additionally, the property is a short walk from Trent Park, offering expansive green spaces for leisure and recreation.

Overall, this semi-detached house in Cockfosters offers a blend of comfortable living spaces, practical features, and convenient access to local amenities, making it a desirable option for prospective buyers.

ENTRANCE HALL: 3' 10" x 5' 00" (1.17m x 1.52m) Double-glazed front door, laminated flooring, radiator.

GUEST WC: 5' 04" x 3' 04" (1.63m x 1.02m) Double-glazed window to front aspect, low-level flush water closet, wash hand basin, tiled walls, tiled flooring.

LOUNGE/DINING AREA: 21' 10" x 11' 03" (6.65m x 3.43m) 21'10" x 11'03" > 8'09" Double-glazed window to front & side aspect, double-glazed door to garden, carpet, radiator x 2, coving to ceiling, under stairs storage cupboard.

KITCHEN: 10' 08" x 9' 05" (3.25m x 2.87m) Double-glazed door to garden, double-glazed window to rear aspect, wall and floor standing kitchen units, plumbed for washing machine, stainless steel sink drainer with mixer tap, gas hob, oven, part tiled walls, gas central heating boiler.

LANDING: 9' 03" x 8' 00" (2.82m x 2.44m) Carpet on stairs, storage cupboard, and loft access.

BATHROOM: 6' 03" x 6' 04" (1.91m x 1.93m) Double-glazed window to rear aspect, panel bath with mixer tap and shower attachment, wash hand basin, low-level flush water closet, tiled walls.

REAR BEDROOM: 9' 05" x 13' 04" (2.87m x 4.06m) Double-glazed window to rear aspect, radiator, carpet, fitted wardrobes.

FRONT BEDROOM: 12' 08" x 8' 05" (3.86m x 2.57m) Double-glazed window to front aspect, carpet, radiator, fitted wardrobes.

FRONT BEDROOM: 6' 00" x 11' 02" (1.83m x 3.40m) Double-glazed window to front aspect, radiator, carpet.

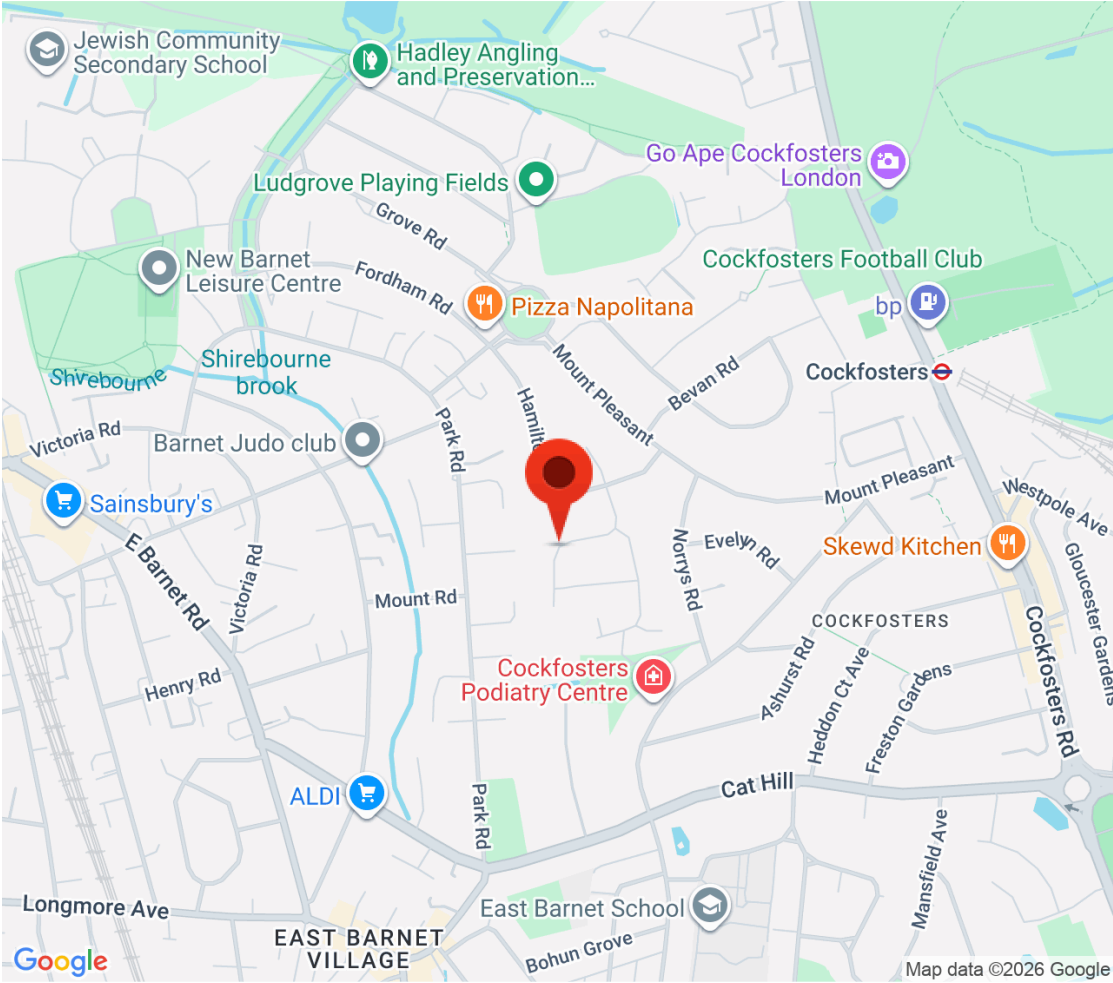
REAR GARDEN: 50' 00" x 31' 00" (15.24m x 9.45m) Patio area, tiered garden.

Garage: 16' 07" x 8' 02" (5.05m x 2.49m) Up and over garage door.

FRONT: Block paved, off-street parking for up to 3 cars.



£619,950
Ibsley Way, Cockfosters EN4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Cockfosters, EN4

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

