



## The Paddocks

Cockfosters, Barnet, EN4 9HY

Guide Price £1,200,000



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An exceptional opportunity to acquire a distinctive semi-detached residence, discreetly positioned within a peaceful cul-de-sac in one of the area's most prestigious and sought-after neighbourhoods.

Approaching 2,000 sq ft, this charming and much-loved family home offers well-balanced accommodation, comprising three generously sized bedrooms, two bathrooms (including an en-suite) and a guest cloakroom. A welcoming entrance hall leads to bright and spacious living areas, including an impressive reception and dining room overlooking a beautifully maintained south-facing garden. Further accommodation includes a study, a well-appointed kitchen/breakfast room and a separate utility room.

Ideally situated within easy reach of Cockfosters High Street, the property benefits from excellent transport links, including the Piccadilly Line at Cockfosters, as well as convenient access to a range of shops, restaurants and cafés.

Additional features include ample off-street parking and a converted loft space, now providing a substantial fourth bedroom, enhancing the home's versatility and appeal.

EPC : C  
ENFIELD COUNCIL TAX BAND : G  
TENURE : Freehold



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## GROUND FLOOR

Entrance Hall

**Kitchen/Breakfast Room**  
8'6 x 15'4 (2.59m x 4.67m)

**Study**  
9'0 x 11'11 (2.74m x 3.63m)

**Utility Room**  
8'2 x 4'4 (2.49m x 1.32m)

**Guest Cloakroom**

**Lounge/Dining Room**  
22'5 x 13'0 (6.83m x 3.96m)

## FIRST FLOOR

Landing

**Principal Bedroom**  
13'6 x 12'8 (4.11m x 3.86m)

**En-Suite**  
6'1 x 5'9 (1.85m x 1.75m)

**Bedroom Two**  
11'6 x 12'2 (3.51m x 3.71m)

**Bedroom Three**  
10'5 x 10'0 (3.18m x 3.05m)

**Family Bathroom**  
5'11 x 9'3 (1.80m x 2.82m)

## SECOND FLOOR

**Attic Room (Bedroom Four)**  
22'2 x 23'10 (6.76m x 7.26m)



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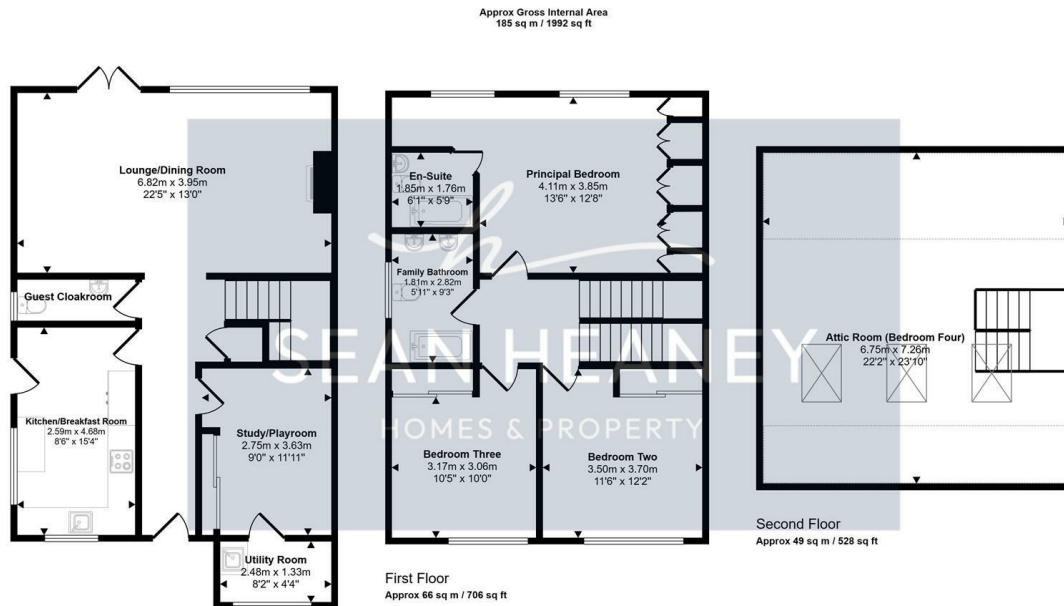


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## Floor Plan



Ground Floor  
Approx 70 sq m / 758 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

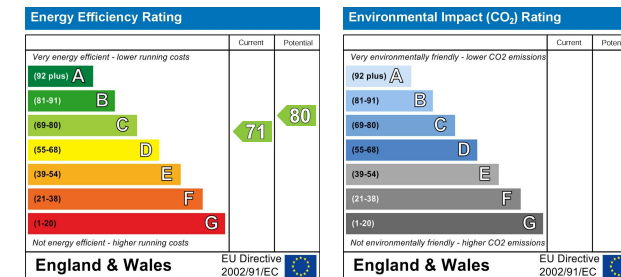
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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## Area Map



## Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk