

# Your local property experts

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*trustworthy*  
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*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



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**Bevan Road, Cockfosters EN4**

**£1,150,000** (FOR SALE)

*House - Semi-Detached*

5 3 2



Bevan Road, Cockfosters EN4 £1,150,000

Description

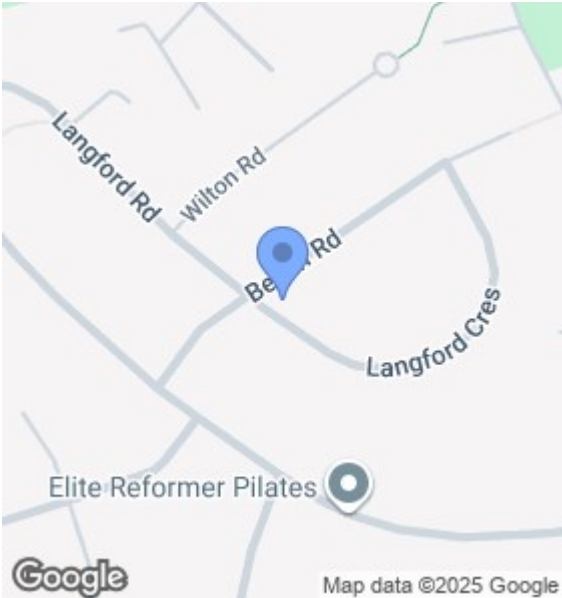
5-Bedroom 1930s Semi-Detached Home – Corner Plot – Prime Cockfosters Location

This beautifully presented five-bedroom 1930s semi-detached family home is set on a generous corner plot in the highly sought-after Cockfosters area. Immaculately maintained and offering spacious, well-balanced accommodation throughout, this property combines period charm with modern living.

The ground floor boasts bright and versatile living spaces, while the upper floors offer generously sized bedrooms ideal for families or those needing additional home office or guest room options. The home further benefits from a private driveway and a substantial outbuilding, perfect for use as a gym, studio or workshop.

Key Features

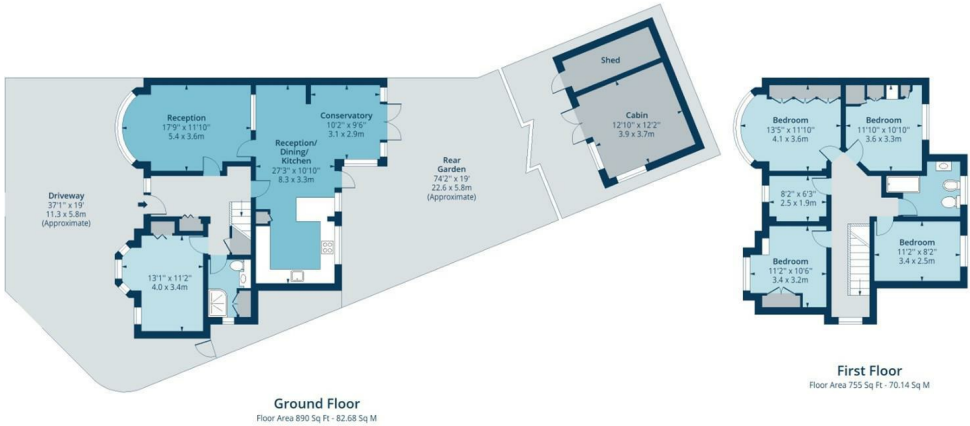
Tenure Freehold  
Lease Expires to be confirmed  
Ground Rent to be confirmed  
Service Charge to be confirmed  
Local Authority Council Tax to be confirmed



Floorplan

Bevan Road, EN4

Approx. Gross Internal Area 1645 Sq Ft - 152.82 Sq M  
Approx. Gross Shed/ Cabin Area 223 Sq Ft - 20.72 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.