



# Leys Gardens Cockfosters EN4

## £1,150,000

Behind a handsome façade on one of Cockfosters' most established residential addresses, this refined five-bedroom semi-detached home reveals a quietly impressive sense of scale and balance.

Set across three generous floors, the house has been thoughtfully arranged to support both family life and more formal entertaining, with a natural flow between living spaces and a strong connection to the garden beyond.

The ground floor unfolds through a light-filled reception room, with solid oak wood flooring throughout, a study/private home office sits just off the front reception room, followed by an additional reception space and formal dining area. A contemporary open-plan solid wood kitchen and dining room forms the heart of the home, finished in travertine flooring with underfloor heating, the finest appliances and opening directly onto the garden through French doors with bespoke shutters. A discreet guest cloakroom completes the level.

The first floor offers four well-proportioned double bedrooms, two with en-suite shower rooms, and a family bathroom. The top floor is reserved for a principal bedroom, with plumbing and electrical provisions already in place for the creation of an en-suite or walk-in wardrobe.



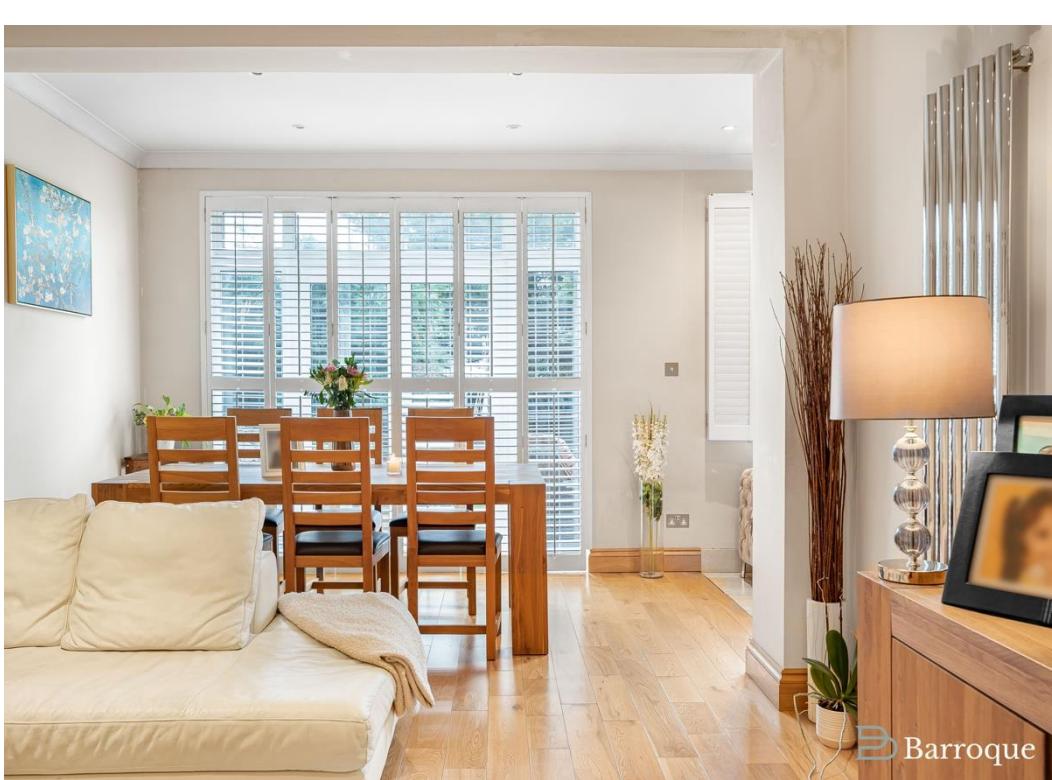
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The private South facing rear garden provides relaxed outdoor living, complemented by the convenience of off-street parking to the front.

Leys Gardens is widely regarded as one of Cockfosters' most sought-after roads, within very close proximity to the High Street's cafés, restaurants, boutique shops, as well as excellent schools. Cockfosters Underground Station (Piccadilly Line Zone 5) lies approximately 0.3 miles away, offering a direct route into central London.

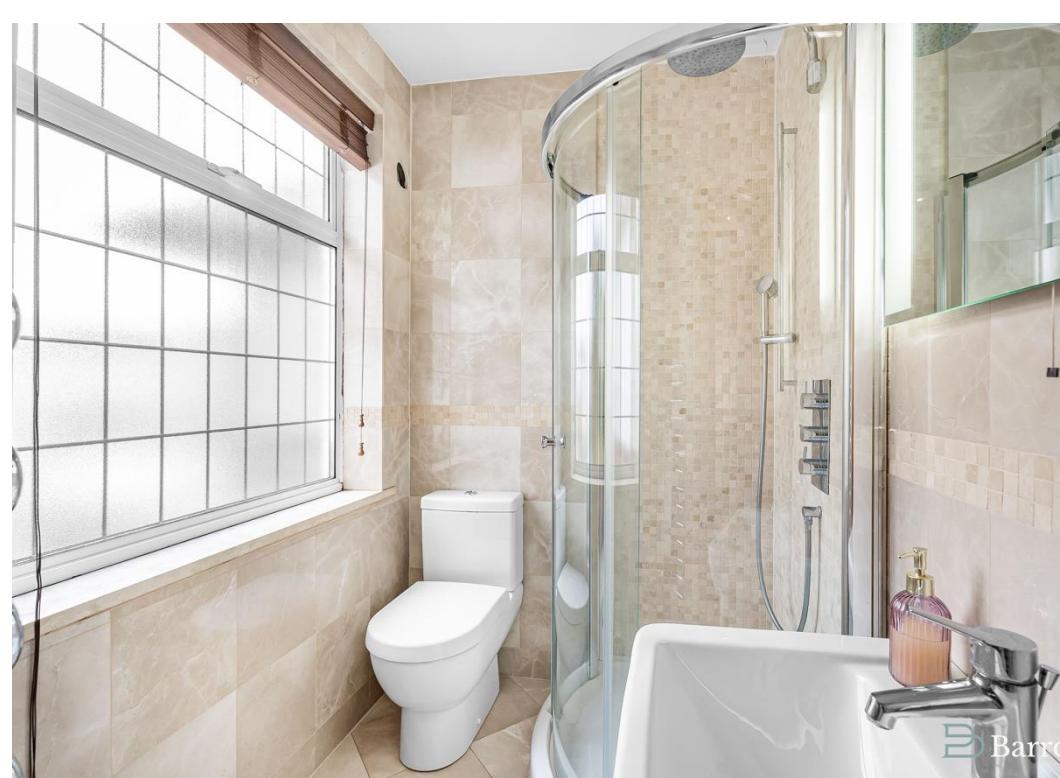
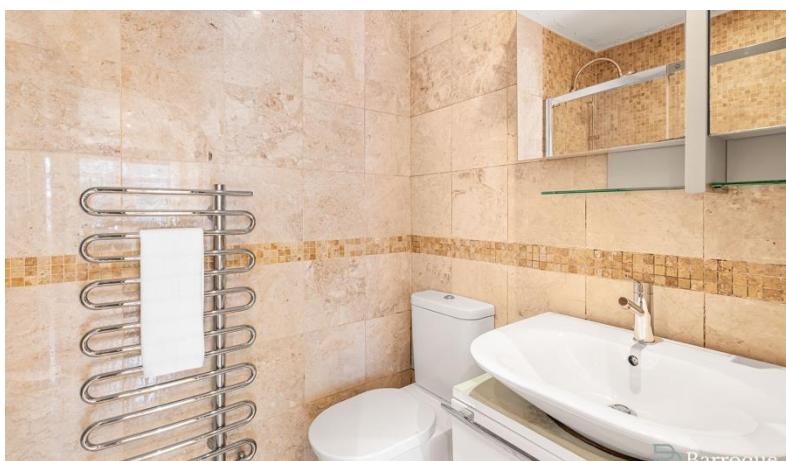
A composed and considered family home, offering longevity, location, and understated luxury.

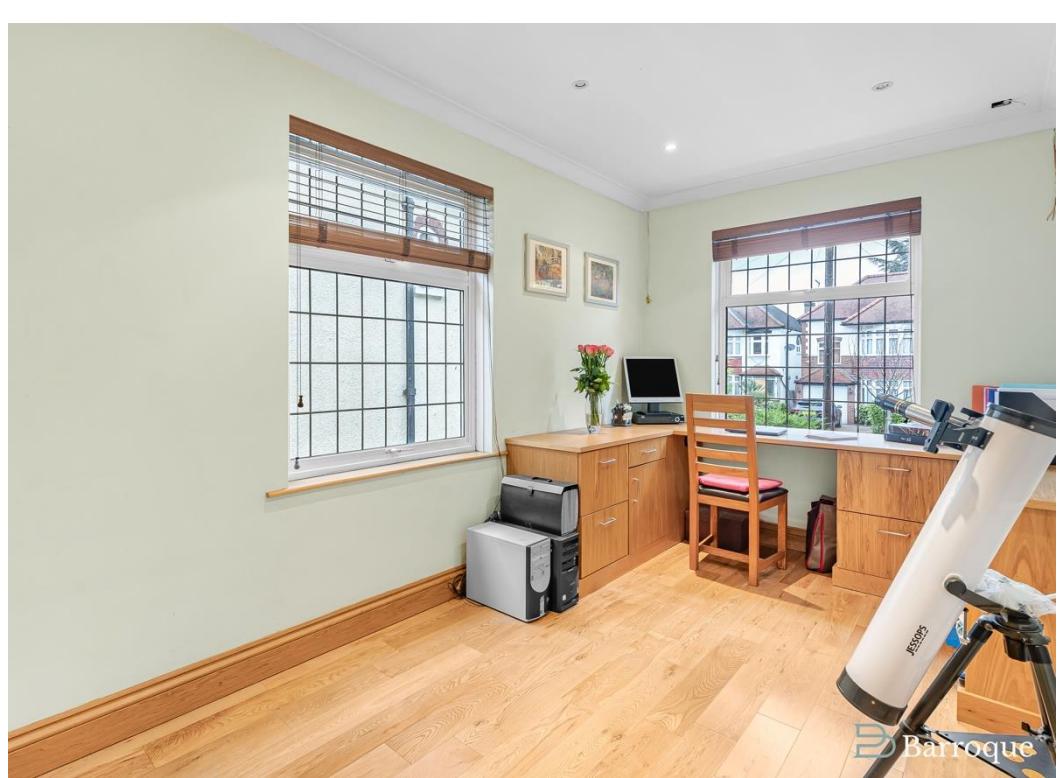
A viewing is Highly Recommend.







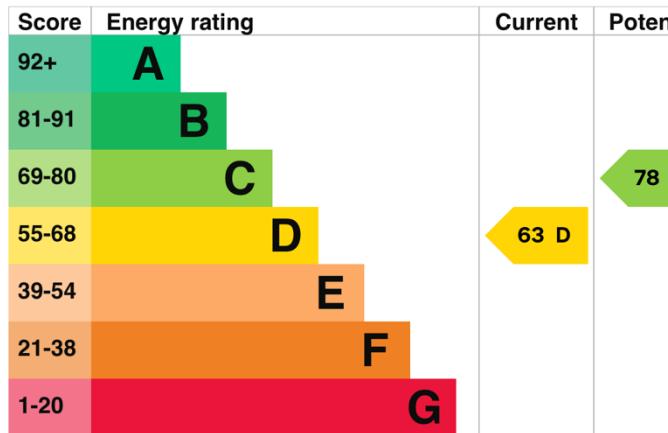




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**Leys Gardens, Barnet, EN4 9NA**  
Approximate Gross Internal Area 2602 sq ft – 242 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

