

PRIME  
*MiHomes*

51

— WESTPOLE AVENUE —



# An exceptional family home offering well-balanced accommodation, converted garage and private garden

## FOUR-BEDROOM RESIDENCE

Positioned on the highly regarded Westpole Avenue in Cockfosters, this beautifully presented family home offers approximately 2,320 sq ft of well-balanced and versatile accommodation, including an outbuilding.



### OVERVIEW:

- Open plan kitchen and living room
- 4 bedroom house
- Freehold
- 2 bathroom
- Within close proximity to excellent education facilities
- Off street parking
- Close to local amenities and a short walk to Trent Park
- Offered on a chain free basis
- Easy access to the M25 and a short walk to Oakwood & Cockfosters stations



The property has been meticulously maintained by the current owners and is presented in immaculate condition throughout, making it ready for immediate occupation.

The ground floor provides excellent living and entertaining space, centred around a generous kitchen/dining area that flows naturally into the rest of the home. The former garage has been thoughtfully converted into a snug/home office, offering valuable additional living space while retaining the original external façade, allowing the option to reinstate a garage if desired.



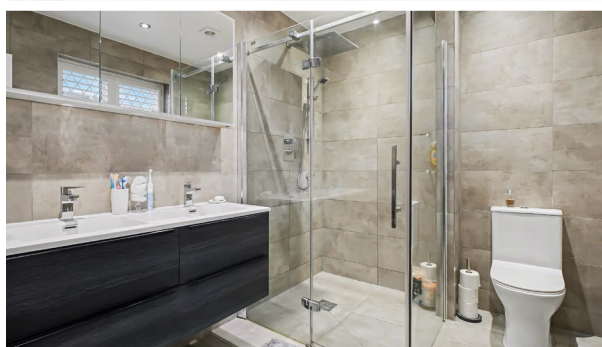
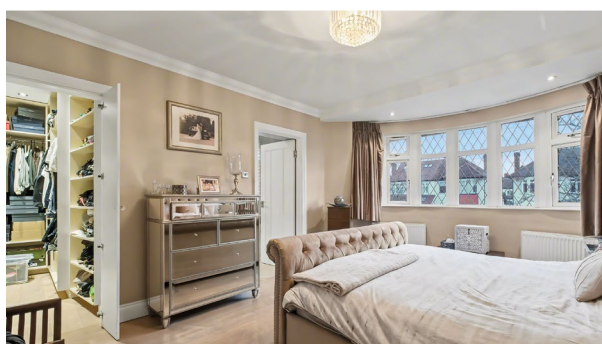




Upstairs, the first floor offers a well-arranged bedroom layout, ideal for family living, with a sense of space and light throughout. The overall configuration of the house lends itself perfectly to modern family life, with flexibility for home working and entertaining alike.







Externally, the property benefits from a large private driveway providing parking for at least three vehicles, along with a well-proportioned rear garden offering a peaceful and secluded outdoor space. The inclusion of an outbuilding further enhances the practicality and appeal of the home.



This is a turnkey property that combines space, condition, and location in one of Cockfosters' most desirable residential roads.





## Valuable information

### EDUCATION:

#### Primary schools:

-  De Bohun Primary School  
 State School Ofsted: Good  
 0.3 miles
-  Vita Et Pax School  
 Independent School ISI: No Rating Available  
 0.2 miles

#### Secondary schools:

-  Southgate School  
 State School Ofsted: Good  
 0.1 miles
-  Oaktree School  
 State School Ofsted: Good  
 0.4 miles

### TRANSPORTATION:

A key advantage of the location is its proximity to both Oakwood and Cockfosters Underground Stations (Piccadilly Line). Oakwood Station is within easy walking distance and falls within Zone 4, offering a more cost-effective commuting option, while Cockfosters Station (Zone 5) is also close by and provides direct access into Central London, including destinations such as South Kensington, Knightsbridge, and Heathrow Airport. Several well-regarded bus routes also serve the area, offering further connectivity.



### LOCATION:

Westpole Avenue is a tree-lined residential street, ideally positioned for all that Cockfosters has to offer. The area is particularly popular with families due to its strong community feel, excellent schooling options, and abundance of green space.

The property is perfectly placed for access to a range of local amenities, including independent cafés, restaurants, and shops along Cockfosters Parade, as well as more comprehensive retail options nearby in Barnet and Southgate.

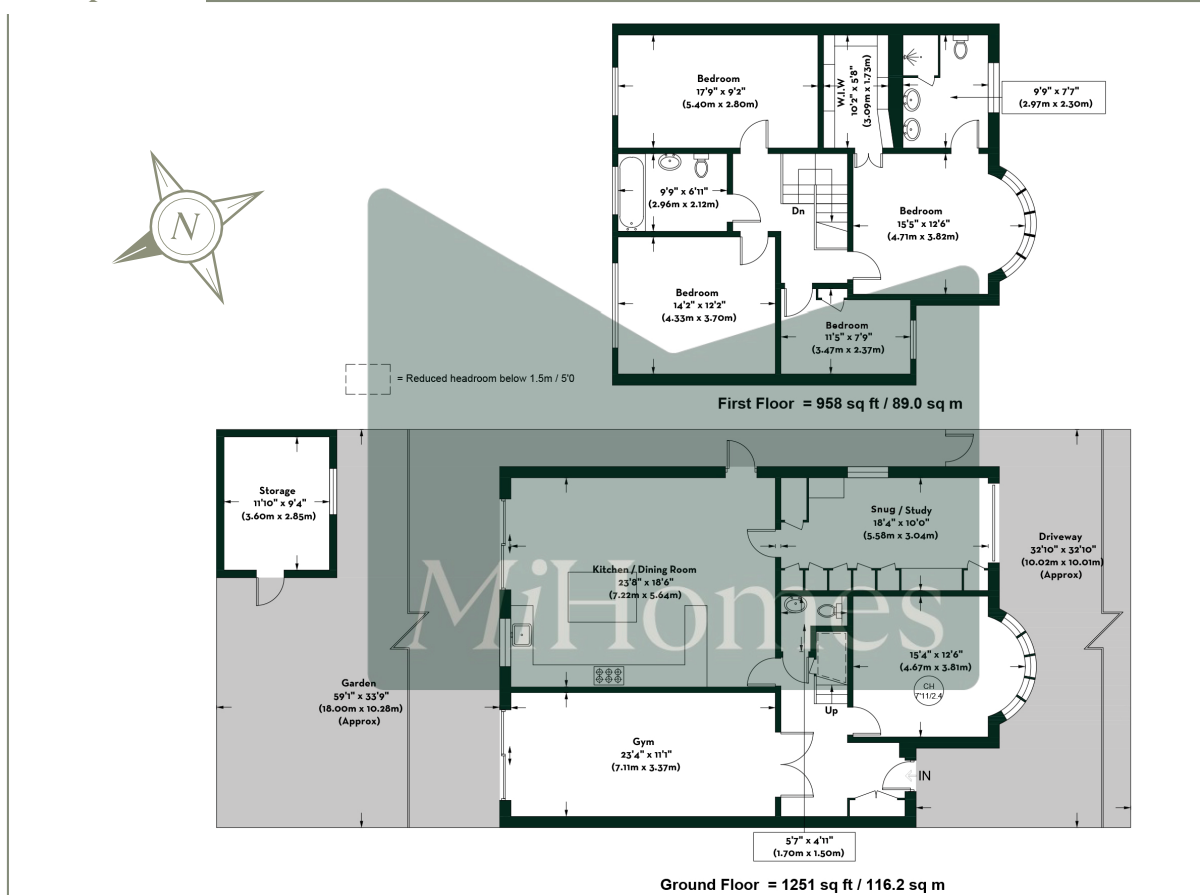
For outdoor and recreational space, Trent Park is close by and offers acres of open parkland, woodland walks, and leisure facilities, ideal for families, dog walkers, and those who enjoy an active lifestyle. Additional green spaces such as Hadley Green and Oak Hill Park further enhance the appeal of the area.

Overall, this location combines suburban tranquillity with excellent transport links and lifestyle amenities, making it one of North London's most sought-after neighbourhoods.





## Floorplan:



51 WESTPOLE AVENUE, COCKFOSTERS, EN4 0AY

- EPC rating: C
- Council tax band: F
- Freehold
- Approximate gross internal floor area: 2209 sq ft / 205.2 sq m
- Outbuilding: 111 sq ft / 10.3 sq m
- Total: 2320 sq ft / 215.5 sq m

This plan is for layout purposes only. Not drawn to scale unless stated. Window and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1268626)



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03

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04



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05

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