



Games Road
Cockfosters, EN4



Games Road

An exceptional and substantial five bedroom, four bathroom, four reception room detached family residence extending to approximately 4,474 sq ft and arranged over three floors.

Occupying a generous plot of approximately 0.29 of an acre, the property forms part of this exclusive gated development adjoining Hadley Woods and has been comprehensively modernised and beautifully appointed throughout. The impressive accommodation is approached via a bright and welcoming reception hallway, which provides access to the principal ground floor rooms.

The spacious dual-aspect drawing room enjoys an abundance of natural light, while the impressive open-plan kitchen and dining area provides an excellent contemporary space for both everyday family living and entertaining. A separate TV room and formal dining room provide further versatile reception space. The ground floor is completed by a guest cloakroom and integral double garage.

To the first floor is a superb principal bedroom suite, incorporating a stylish contemporary en-suite shower room and a separate walk-in dressing room. There are three further well-proportioned double bedrooms, with bedroom two benefiting from its own en-suite bathroom and dressing area.

A luxurious four-piece family bathroom serves the remaining bedrooms, while a separate fitted study provides an excellent dedicated home-working environment.

A further staircase rises to the second floor, where there is an impressive fifth double bedroom with en-suite shower room. The spacious landing area provides additional versatility and could be utilised as a study, home office, dressing area or additional seating space.

The property is complemented by an outstanding private rear garden, which is a particular feature of the house. The L-shaped garden measures approximately 99ft in width and extends to around 120ft at its deepest point, wrapping around the property and creating an exceptional outdoor environment. A broad paved terrace provides an ideal setting for outdoor dining and entertaining, leading onto well-maintained lawn and enclosed borders. The configuration of the garden allows natural light to move throughout the day, while a gated side pedestrian access provides additional practicality.

Approach: The property is approached via electronically operated security gates leading into the exclusive Ludgrove Hall development. A generous paved driveway provides parking for several vehicles and leads to the integral double garage and main entrance. The front garden is attractively landscaped with established shrubs and planted borders, creating an appealing approach to the house.

Location: Ludgrove Hall is an exclusive gated development adjoining the highly regarded Hadley Woods, offering a rare combination of privacy, security and convenience. Cockfosters Underground Station is approximately 0.7 miles away, providing direct access to the Piccadilly Line and central London.

The property is well positioned for a number of local schools, with Trent Primary School approximately 0.6 miles away and JCoSS approximately 0.5 miles on foot or 1.6 miles by road. A selection of local shopping parades and everyday amenities are also within easy reach, while excellent road connections provide convenient access to the M25 and the wider motorway network.



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Council Tax: H
Local Authority: Barnet
Tenure: Freehold
Service Charge: £1000 per year



Approximate Gross Internal Area 4474 sq ft - 416 sq m
(Including Garage & Excluding Void)

Ground Floor Area 2023 sq ft – 188 sq m
First Floor Area 1783 sq ft – 166 sq m
Second Floor Area 668 sq ft – 62 sq m



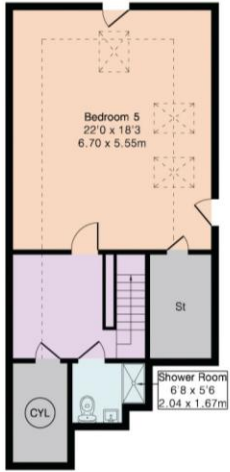
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor



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.





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