



**Sussex Way**  
Cockfosters, Barnet, EN4





# Sussex Way

A beautifully presented family home, perfectly positioned behind a neat frontage with off-street parking for two vehicles, offering stylish accommodation, superb outdoor space and exciting scope for future enlargement, subject to the necessary planning consents.

Upon entering, a welcoming entrance hall sets the tone for the property, leading through to an impressive open-plan living and dining room. Bathed in natural light from its dual-aspect outlook, this elegant reception space provides the perfect setting for both everyday family life and entertaining. A charming feature fireplace creates a warm focal point, while French doors open directly onto the rear terrace, effortlessly blending indoor and outdoor living.

The contemporary kitchen has been thoughtfully designed to combine style with functionality, featuring sleek high-gloss cabinetry, luxurious Silestone work surfaces and a comprehensive range of integrated Siemens appliances. Tiled flooring and underfloor heating add a further touch of comfort and sophistication.

Completing the ground floor is a beautifully appointed guest cloakroom.

The first floor offers three well-proportioned bedrooms, including two generous double bedrooms benefitting from extensive fitted wardrobes. These are served by a stylish family bathroom and a separate WC, providing practicality for modern family living. A particular feature of the home is the delightful south-facing rear garden, which enjoys a high degree of privacy and sunshine throughout the day. A substantial sandstone terrace provides an ideal space for al fresco dining and entertaining, while the well-maintained lawn is framed by mature planting, established borders and attractive greenery. To the rear of the garden, a useful garage/store offers additional storage and benefits from convenient side access.

For those seeking to create additional accommodation, the property presents excellent potential for extension and reconfiguration, allowing future owners the opportunity to tailor the home to their individual requirements, subject to obtaining the necessary permissions.

Combining contemporary finishes, light-filled living spaces, a wonderful south-facing garden and outstanding future potential, this attractive home offers a rare opportunity for families, downsizers and discerning purchasers alike.





















| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

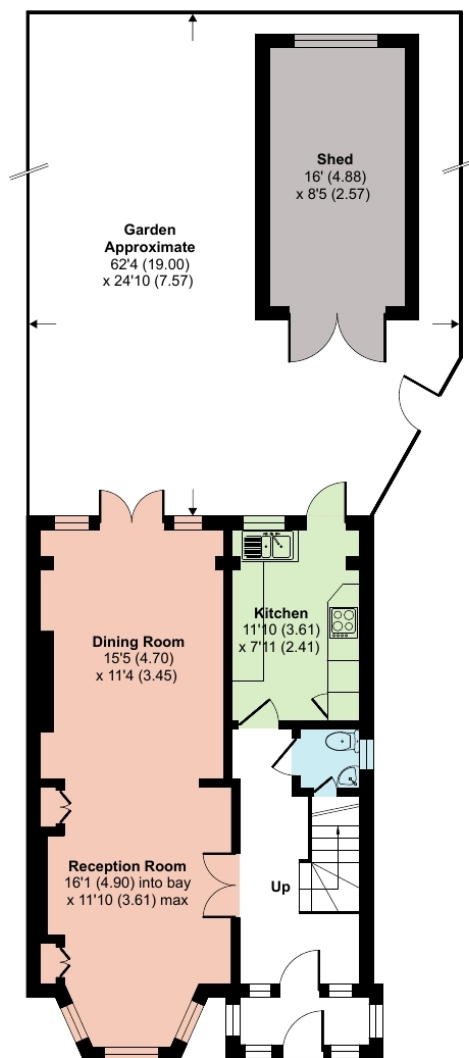
## Sussex Way, Cockfosters, Barnet, EN4

Approximate Area = 1141 sq ft / 106 sq m

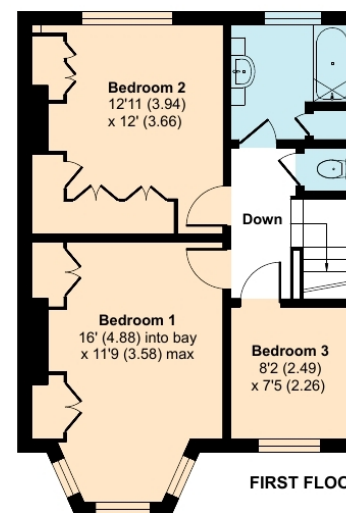
Outbuilding = 135 sq ft / 13 sq m

Total = 1276 sq ft / 119 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



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