



Greenoak Place
Cockfosters, Barnet, EN4

Greenoak Place

This five bedroom, four reception room and four bathroom detached family residence set in an exclusive gated development benefiting from over 4,500 sq ft of spacious and luxurious accommodation and adjoins Hadley Wood Golf Club.

The ground floor accommodation boasts a spacious reception hallway which provides access to an open plan super room with areas purposely set out for a living room, dining area and a bespoke fitted modern kitchen with a range of integrated Gaggenau appliances. Just off the kitchen there is a further family TV room.

There is also access to the annexe and the utility / prep kitchen. To complete the ground floor, you have a further reception room which is currently used as a study and two guest WC's.

To the first floor, there are five double bedrooms (3 with en-suite facilities) and a separate family bathroom all of which have been finished in a modern contemporary style. There is also a balcony for the master bedroom which enjoys views over Hadley Wood golf course. This beautiful home also benefits from a double garage and a car port with an optional bedroom 6/study/gym located to the first floor of the double garage benefiting from its own private access, kitchenette, and en-suite shower room.

The property offers a secluded southwest facing rear garden which has been beautifully landscaped and designed with entertaining in mind. The patio with purpose built outdoor BBQ area has panoramic views over Hadley Wood golf course.

To the bottom of the garden there is an outbuilding which makes a perfect workshop or relaxation space with letter box windows providing views to the woodland and golf course.

To the front of the property there is a large driveway that leads to the double garage with triple doors and carport to the side of the house. The driveway provides parking for multiple vehicles.

Set within this gated close within easy reach of both Cockfosters and Hadley Woods multiple shops, restaurants and both Hadley Wood mainline station and Cockfosters underground station (Piccadilly line) under ground station. Trent Country Park is nearby and the M25 is a short drive away.

There is a wealth of recreational facilities including Hadley Wood golf course and tennis club. Education is well catered for in the local area including Stormont, Lochinver, St Johns, Haberdashers' Aske's for Boys and Haberdashers' Aske's for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood and Queen Elizabeth's Girls and Boys Schools.























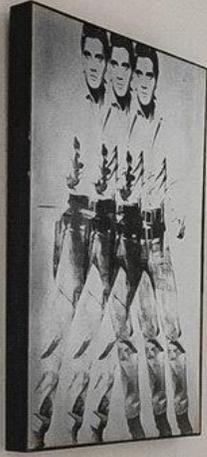




























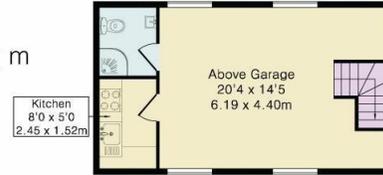






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

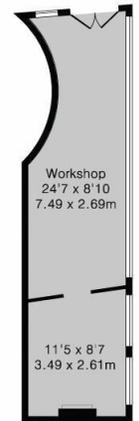
Approximate Gross Internal Area 4736 sq ft – 439 sq m
 Ground Floor Area 2405 sq ft – 223 sq m
 First Floor Area 2047 sq ft – 190 sq m
 Outbuilding Floor Area 284 sq ft – 26 sq m



Ground Floor



First Floor



Outbuilding



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 as defined by RICS code of measuring practise. No guarantee is given on 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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