



Lichfield Close  
Cockfosters, Hertfordshire, EN4





# Lichfield Close

Tucked away in a quiet residential cul-de-sac within a modern private estate, Staton's are delighted to present this spacious four-bedroom, two-bathroom townhouse, complete with utility room, conservatory, and integral garage.

The property benefits from off-street parking and an integral garage, currently used for storage but offering excellent potential for future conversion to increase the ground-floor living space further.

Upon entering, a welcoming hallway to the right is conveniently placed downstairs W/C. Further along is the utility room, alongside a generous fourth double bedroom fitted with triple set of double-door fitted wardrobes. At the rear, the home has been enhanced with a bright conservatory; the perfect spot to relax and enjoy views of the garden.

The first floor forms the heart of the home, featuring a nearly 17-ft-wide lounge with three sash-style windows, flooding the space with natural light. This open-plan level flows into a dining area large enough for a six-seater table, while a sliding door that separates the well-appointed kitchen, complete with polished stone worktops, matching splashbacks, and contemporary integrated appliances.

The second-floor hosts three further well-proportioned bedrooms. The principal bedroom boasts fitted wardrobes, dual sash-style windows, and a stylish fully tiled en-suite shower room. A fully tiled family bathroom with a three-piece suite including bathtub serves the remaining bedrooms. A loft space provides additional storage.

The rear garden extends to approximately 40 ft, bordered by mature shrubs and trees, while the front of the home enjoys leafy views overlooking Ludgrove playing fields.

Perfectly positioned for family living, the property is within easy reach of Cockfosters Tube Station (Piccadilly Line) and the local shops and amenities of the parade. Excellent schooling options nearby include Trent Primary School, Southgate Secondary School, JCOS, and East Barnet School.





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Council Tax: F  
Local Authority: Barnet  
Tenure: Freehold



Approximate Gross Internal Area 1328 sq ft - 123 sq m  
(Excluding Garage)

Ground Floor Area 423 sq ft – 39 sq m  
First Floor Area 466 sq ft – 43 sq m  
Second Floor Area 439 sq ft – 41 sq m  
Garage Area 122 sq ft – 11 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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