

Cheriton Close, Cockfosters, EN4 9TX



Cheriton Close

This link detached three-bedroom family home is situated in the highly sought-after Hadley Park Estate. The home has been remodelled and offers open plan living to the ground floor with flexible and versatile accommodation upstairs.

As you enter the home the hallway leads to the guest wc and living room. To the rear of the living room there are double doors that lead you into the open plan kitchen/diner with a contemporary fitted high gloss kitchen and a range of integrated appliances. A door from the kitchen leads into the converted garage, which is currently used as an office or meeting room but would also make a lovely playroom or additional reception room. The office also has double doors that lead to the garden.

To the first floor there are three bedrooms all of which are a good size. The principal suite has an en suite walk-in shower room. To complete this floor there is also a family bathroom.

The rear garden is well landscaped with a large rear terrace and is mainly laid to lawn with mature landscaped borders.

To the front of the home there is a block paved driveway which allows parking for a few vehicles.

Location: The property is ideally located for all members of the family within easy reach of Cockfosters tube station (Piccadilly line) and the wide variety of local shops on the parade. Local schools include Trent Primary school, Southgate Secondary school, JCOS and East Barnet School.















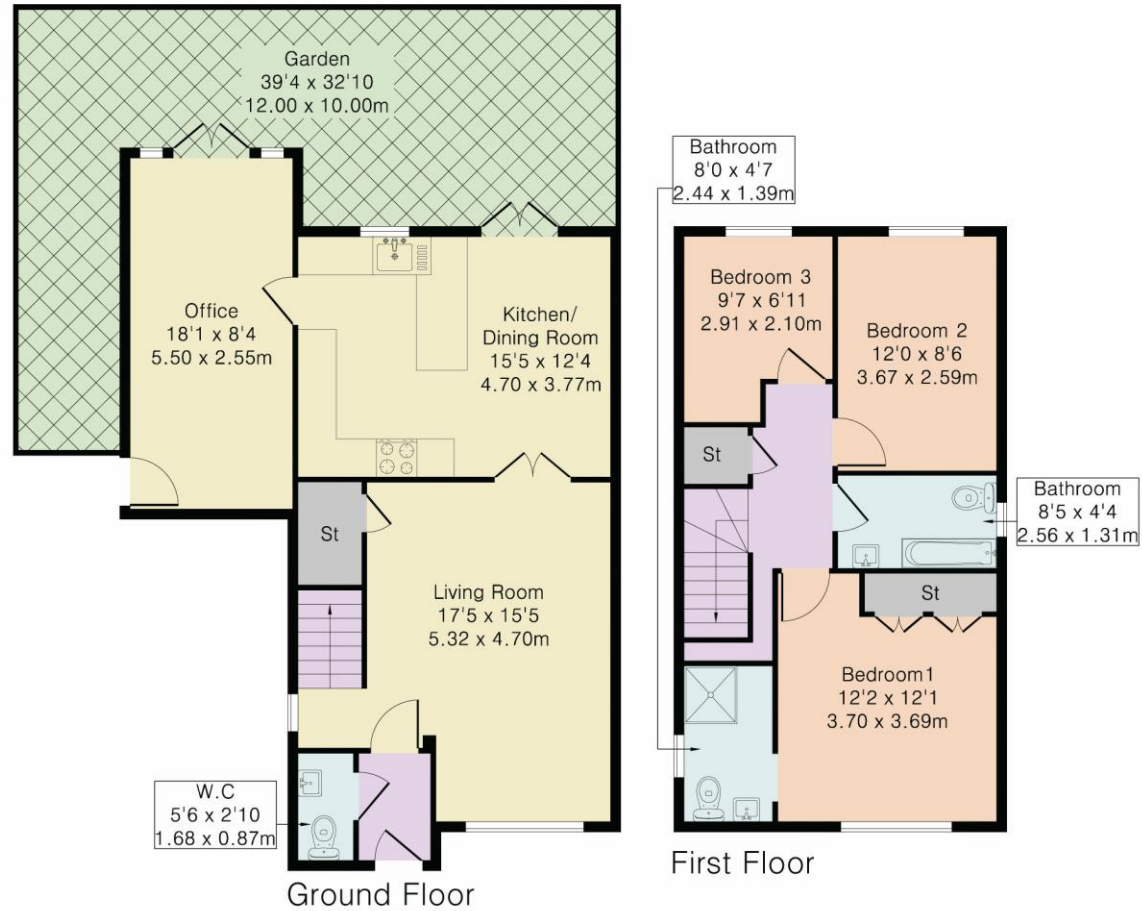








Approximate Gross Internal Area 1136 sq ft – 106 sq m
Ground Floor Area 652 sq ft – 61 sq m
First Floor Area 484 sq ft – 45 sq m



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - F
Local Authority – Barnet

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HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ
0208 440 9797
hadley.office@statons.com

