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Cockfosters Road, Hadley Wood, EN4





# Cockfosters Road

This charming three-bedroom period cottage is presented in excellent condition and offers a wonderful blend of character features and modern comfort. The property retains much of its original charm, including an open fireplace and exposed beams, creating a warm and inviting atmosphere throughout. The entrance hall leads into a spacious open-plan living and dining area, complete with solid wood flooring and a guest cloakroom.

To the rear of the property is a bright kitchen/breakfast room orangery, fitted with a Shaker-style kitchen, quartz worktops and a range of integrated appliances, providing an ideal space for both everyday living and entertaining. To the first floor there are three well-proportioned bedrooms and a modern fitted family bathroom finished with quality fittings. The second bedroom also benefits from its own en-suite shower room.

The rear garden is accessed via double doors from the kitchen and enjoys a southerly aspect, with planted borders and a pleasant seating area.

The property is conveniently situated within walking distance of Trent Park and the excellent shopping and transport facilities of Cockfosters. Hadley Wood mainline station and the M25 are also just a short drive away, offering easy access into Central London and beyond.















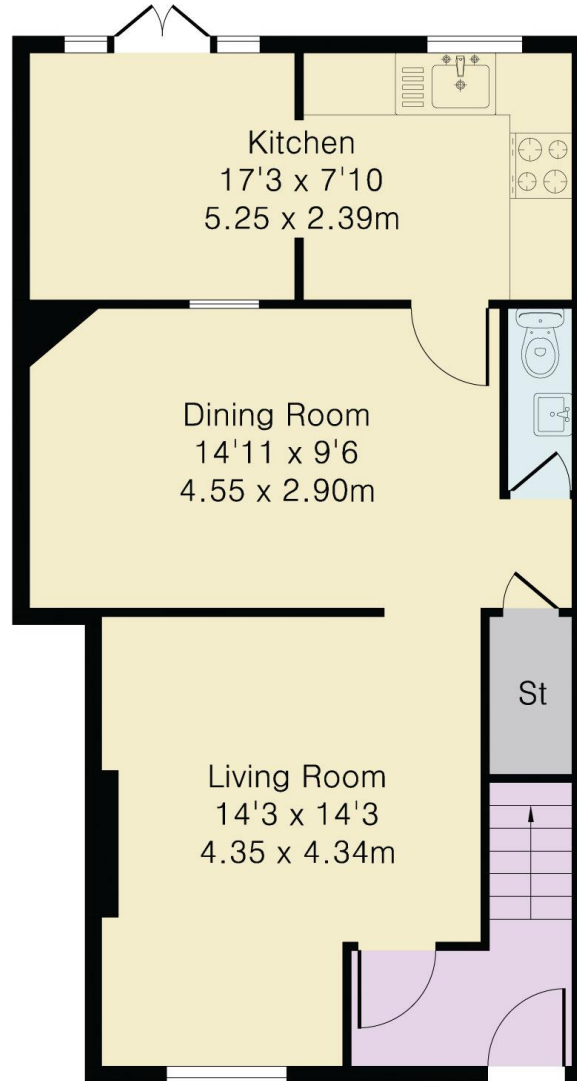




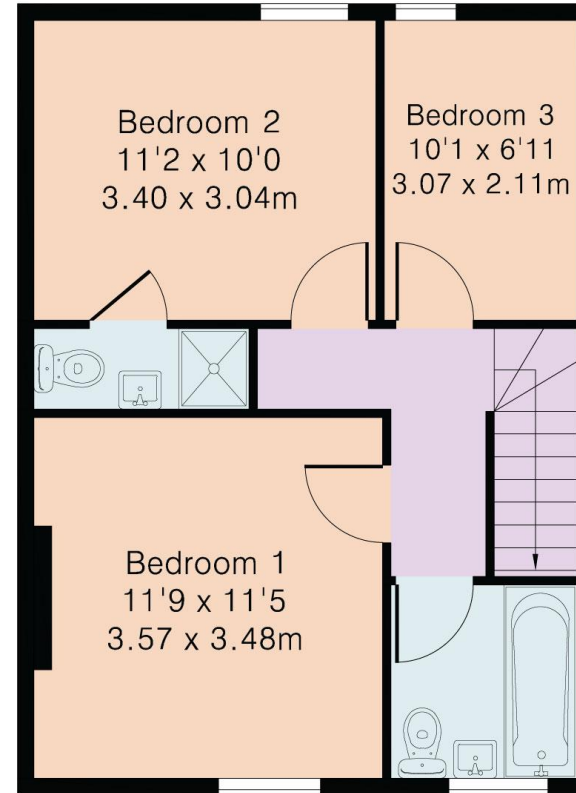


**Council Tax: TBC**  
**Local Authority: Enfield**  
**Tenure: Freehold**

Approximate Gross Internal Area 935 sq ft – 87 sq m  
 Ground Floor Area 520 sq ft – 48 sq m  
 First Floor Area 414 sq ft – 38 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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