



Westpole Avenue
Cockfosters, EN4

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Westpole Avenue

This stunning four-bedroom, two-bathroom family home combines contemporary style with generous, well-planned living spaces. Bright, versatile, and ideal for modern family life.

Located in a highly sought-after area, the property enjoys easy access to Cockfosters High Street and Oakwood, with excellent local amenities, transport links, and a welcoming community.

Upon entering, you are welcomed into a large, bright hallway that leads into the cosy lounge, featuring a spacious bay window that fills the room with natural light. The property boasts a superb kitchen/dining/family room, beautifully tiled and fitted with a stunning modern kitchen, a large island, and ample cupboard space. The room provides plenty of space for dining and relaxation, with sliding doors that open directly onto the garden.

Just off the kitchen, there is a versatile multifunctional room, currently used as both a utility and office space. Additionally, there is a large reception room, presently set up as a home gym, offering flexible use to suit your needs. Completing the ground floor is a stylish guest cloakroom.

On the first floor, you will find the principal suite, a bright and airy room featuring a bay window, a modern ensuite shower room with double sinks, and generous walk-in wardrobe space. The floor is completed by three further well-proportioned bedrooms and a contemporary family bathroom, offering ample space for family living.

To the rear, the property features a spacious patio area, perfect for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn, bordered with well-maintained shrubs, and includes a brick-built shed at the far end. The garden is secluded, offering complete privacy.

The property is approached via gates leading to a block-paved driveway, providing parking for several vehicles.

Situated within a level walking distance of the local shops and facilities of Oakwood. Oakwood underground station on the Piccadilly Line is close at hand and both Cockfosters and Southgate amenities are a short drive away.



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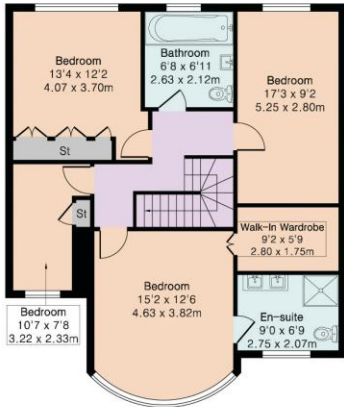
Council Tax: F
 Local Authority: Enfield
 Tenure: Freehold

**Approximate Gross Internal Area 2058 sq ft - 191 sq m
 (Excluding Outbuilding)**

Ground Floor Area 1164 sq ft – 108 sq m
 First Floor Area 894 sq ft – 83 sq m
 Outbuilding Area 125 sq ft – 12 sq m



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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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