

Cheriton Close, Cockfosters, Hertfordshire, EN4 9TX



Cheriton Close

A charming two-bedroom end of terrace home, situated in a sought-after development located conveniently to Cockfosters Underground Station and the array of shops, cafes & restaurants on Cockfosters Parade.

The property offers bright and spacious accommodation consisting of an entrance hallway, spacious lounge flowing through to the kitchen with breakfast bar and integrated appliances.

To the first floor are two bedrooms double bedrooms both with fitted cupboard space. There is also a modern tiled family bathroom.

Externally the property benefits from one parking space and a landscaped rear garden with a paved terrace and lawn area.

Cheriton Close is a quiet and attractive close forming part of a sought-after development within the heart of Cockfosters and within the catchment and close proximity of highly regarded primary and secondary schools. Excellent travel links are provided with Cockfosters Tube Station (Piccadilly Line) being within walking distance of the property as well as major Bus Routes providing access into central London. The M25 is 2 miles away.













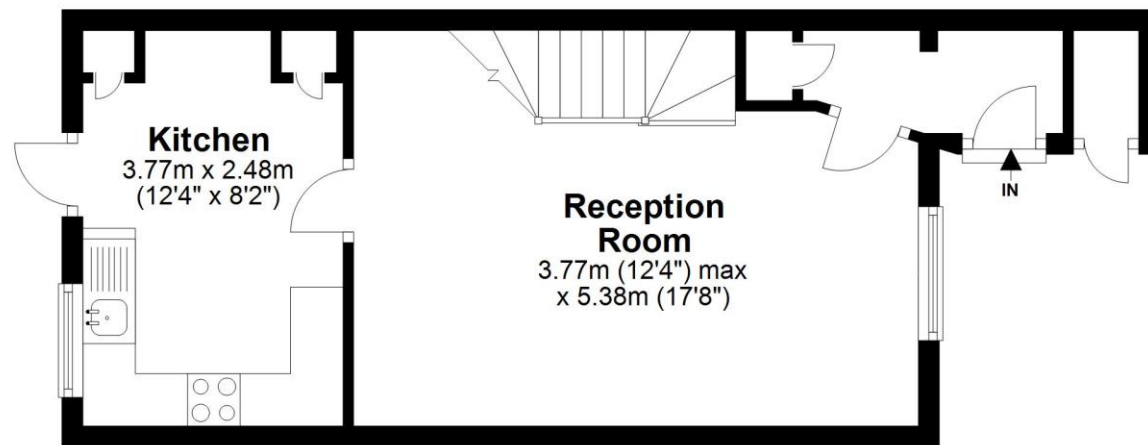






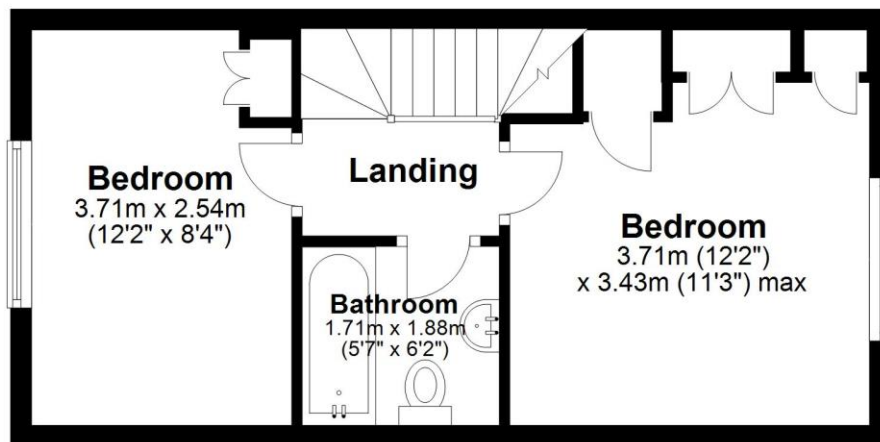
Ground Floor

Approx. 32.1 sq. metres (345.3 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 62.1 sq. metres (667.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.

Plan produced using PlanUp.

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The Property
Ombudsman

| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | | |

Council Tax - D
Local Authority – Barnet

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