

Mount Pleasant, Barnet, EN4 9HH

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# Mount Pleasant, Barnet, EN4 9HH

A well-presented four-bedroom detached family home. The home is located within easy reach of Cockfosters underground (Piccadilly line) station and local shopping, amenities and highly regarded local schooling.

Entered via a spacious entrance hall, with the ground floor benefitting from a spacious lounge, dining room and a good size fully fitted kitchen. There is a large study with built in cupboards which leads to the downstairs double bedroom and shower room. To complete this floor there is a w/c and cloakroom.

The first-floor benefits from three bedrooms all with fitted wardrobes a family bathroom separate W/C.

To the rear of the property there is a mature rear garden which is mainly laid to lawn with a shed at the bottom.

The property is approached via a paved front garden offering off street parking for numerous vehicles.

**Location:** -The property is within walking distance of local schools; Southgate Secondary School, East Barnet Secondary School, JCoSS, and Trent Primary school there is multiple shopping parades plus Cockfosters underground station is approx. 0.4 miles away.





























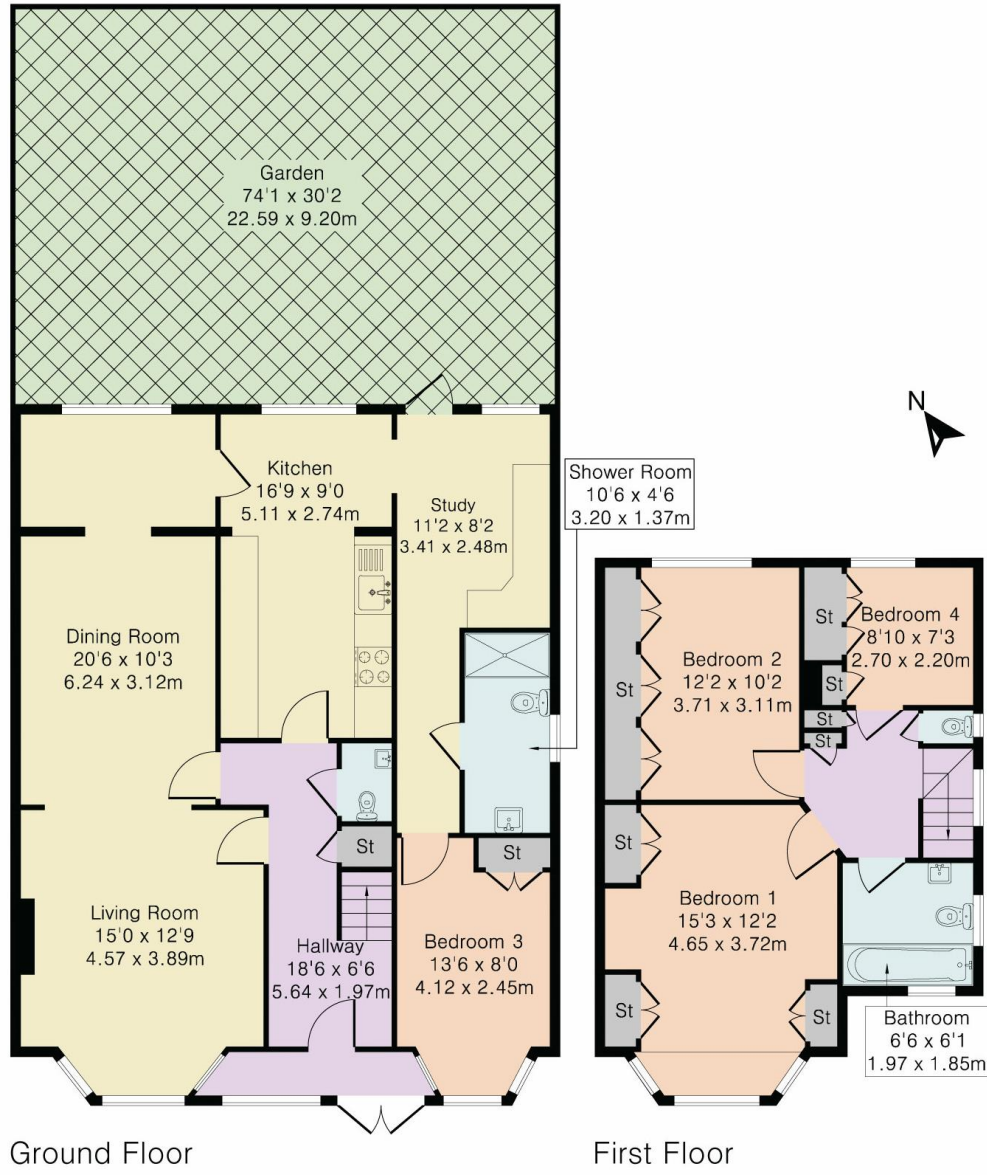








Approximate Gross Internal Area 1463 sq ft – 136 sq m  
 Ground Floor Area 981 sq ft – 91 sq m  
 First Floor Area 482 sq ft – 45 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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The Property  
Ombudsman

Council Tax - F

Local Authority – Barnet

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