



**Hamilton Road, Cockfosters, Barnet, EN4**

# Hamilton Road

Beautifully Presented 1950s Three-Bedroom Semi-Detached Home – No Onward Chain

A fantastic opportunity to acquire this charming and well-maintained three-bedroom semi-detached home in a highly sought-after location. Offering off-street parking for multiple vehicles, an attached garage with an electric door, and a generous 77ft private garden, this property is ideal for families or professionals looking for space, comfort, and convenience.

This home benefits from double glazing with double radiators throughout, cavity wall insulation, an alarm system, and LED lighting, ensuring warmth, security, and energy efficiency.

Viewing is strongly recommended!

## **Key Features:**

- Spacious Open-Plan Reception – A bright and airy living area, perfect for both relaxation and entertaining.
- Modern Fitted Kitchen & Bathroom – Featuring contemporary fittings, a bath, and a separate double shower for added comfort.
- Large Conservatory – A versatile space filled with natural light, ideal as an additional lounge or dining area.
- Expansive 77ft Private Garden – A mature, well-maintained outdoor retreat, offering plenty of space for outdoor dining and leisure.
- Attached Garage with Electric Door & Workshop/Office Space – Providing secure parking and potential for additional storage or a home office.
- Scope to Extend (STPP) – Exciting potential to expand and customize the home to suit your needs.

## **Prime Location:**

- Excellent Transport Links – Conveniently located near Cockfosters Underground Station (0.4 miles) and New Barnet Mainline Station (0.6 miles), providing easy access to King's Cross and Moorgate.
- Highly Regarded Schools Nearby – Within walking distance of outstanding and well-rated schools, including:
  - Trent CofE Primary School (0.3 miles) – Ofsted: Outstanding
  - Livingstone Primary & Nursery (0.5 miles) – Ofsted: Outstanding
  - Danegrove Primary School (0.5 miles) – Ofsted: Good
  - East Barnet School (0.5 miles) – Ofsted: Good
  - JCoSS Secondary School – A highly regarded Jewish secondary school

**A Wealth of Amenities** – Close to East Barnet Village, High Barnet, and a range of supermarkets, including Sainsbury's and Aldi, as well as leisure facilities and popular restaurants.

This wonderful family home blends comfort, convenience, and potential in a fantastic location. With no onward chain, this is a rare opportunity to make it your own!























# STATONS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Council Tax - F  
Local Authority – Barnet  
FREEHOLD

**STATONS**  
**HADLEY WOOD**

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