



Mount Pleasant
Barnet, EN4





Mount Pleasant

A well presented and versatile three bedroom detached family home, ideally situated within easy reach of Cockfosters Underground Station (Piccadilly Line), local shops, restaurants, and highly regarded schools.

Entered via a spacious and welcoming entrance hall, the ground floor offers excellent living space, including a bright and generously sized lounge and dining room, perfect for both relaxing and entertaining.

The fully fitted kitchen features a range of integrated appliances and leads into a delightful conservatory overlooking the garden, with direct access to the outdoor space.

To complete this floor, there is a study and a downstairs WC, providing added convenience.

The first floor comprises two large double bedrooms, each with bespoke fitted wardrobes, and a generously sized third bedroom. This floor is completed by a family bathroom and a separate WC, offering practicality and comfort for family living.

The rear of the property features a spacious patio area, ideal for outdoor dining and entertaining, with stairs leading up to a generously sized lawn bordered with well-planted flower beds. Completing the garden is a garden room, offering versatile space that could be used as a home office, gym, or hobby area.

The front of the property features a spacious paved driveway, providing ample off-street parking for multiple vehicles.





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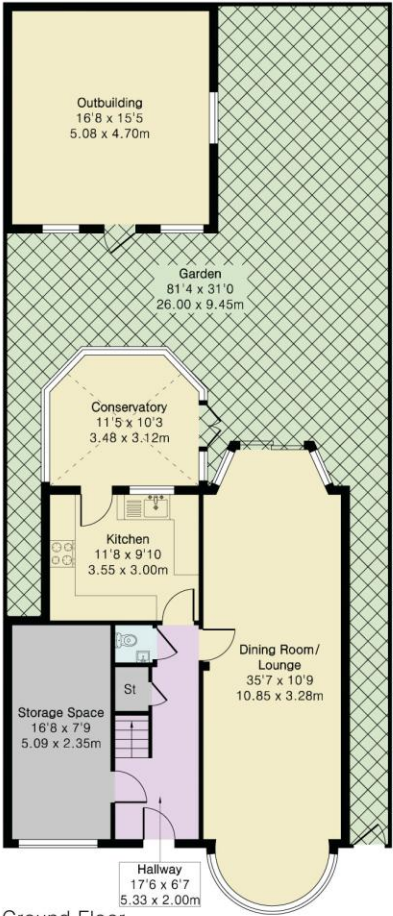


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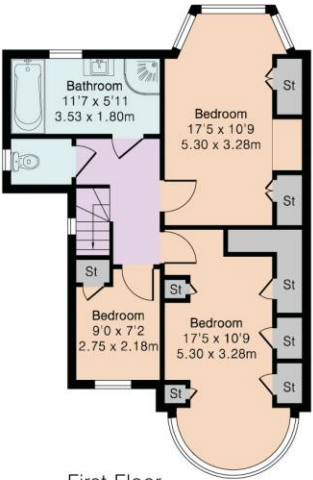
Council Tax: F
Local Authority: Barnet
Tenure: Freehold

Approximate Gross Internal Area 1418 sq ft - 131 sq m
(Excluding Outbuilding)

Ground Floor Area 843 sq ft – 78 sq m
First Floor Area 575 sq ft – 53 sq m
Outbuilding Area 257 sq ft – 24 sq m



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 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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