



Hamilton Road

Located in a popular road in Cockfosters, this charming semi-detached bungalow offers an ideal retreat for those seeking a peaceful abode. Boasting 2 well-appointed bedrooms, a spacious living area, and a modern kitchen, this property is perfect for a small family or couple.

The bright conservatory provides a relaxing space to enjoy the lush green garden, while the off-street parking ensures convenience for residents and guests.

With ample outside space for al fresco dining or gardening enthusiasts, this property offers a blend of comfort and functionality.

Situated in a sought-after location close to local amenities and transport links, this bungalow presents a wonderful opportunity for a new homeowner to create a cosy and inviting living space.

























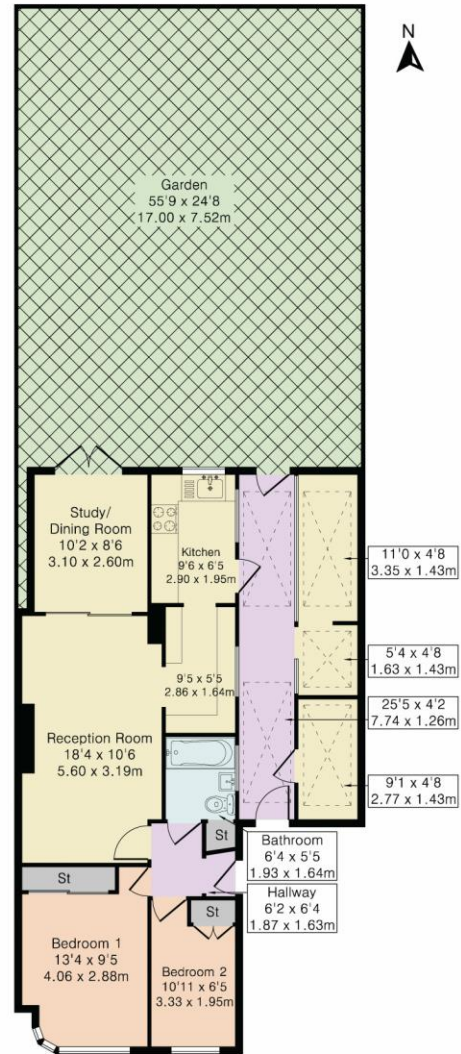








Approximate Gross Internal Area 866 sq ft – 80 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



STATONS

www.statons.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(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 - E
Local Authority – Enfield

STATONS
HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ
0208 440 9797
hadley.office@statons.com

