





# Fairgreen Court

Fairgreen Court is a private development in a quiet turning just off Cockfosters Road. The 2-bedroom property is located on the ground floor and offers very well proportioned living space, own garage and residents parking available.

The property is entered via its own front door which leads to a bright and spacious living room. A door leads to an integral hallway leading to two double bedrooms, a modern family bathroom with bath and shower and large storage cupboard.

The property also benefits from parking, a garage and private rear garden.

Location: Within a level walking distance of the local shops and facilities of Cockfosters. Cockfosters underground station on the Piccadilly Line is close at hand and both Oakwood and Southgate amenities are a short drive away.



























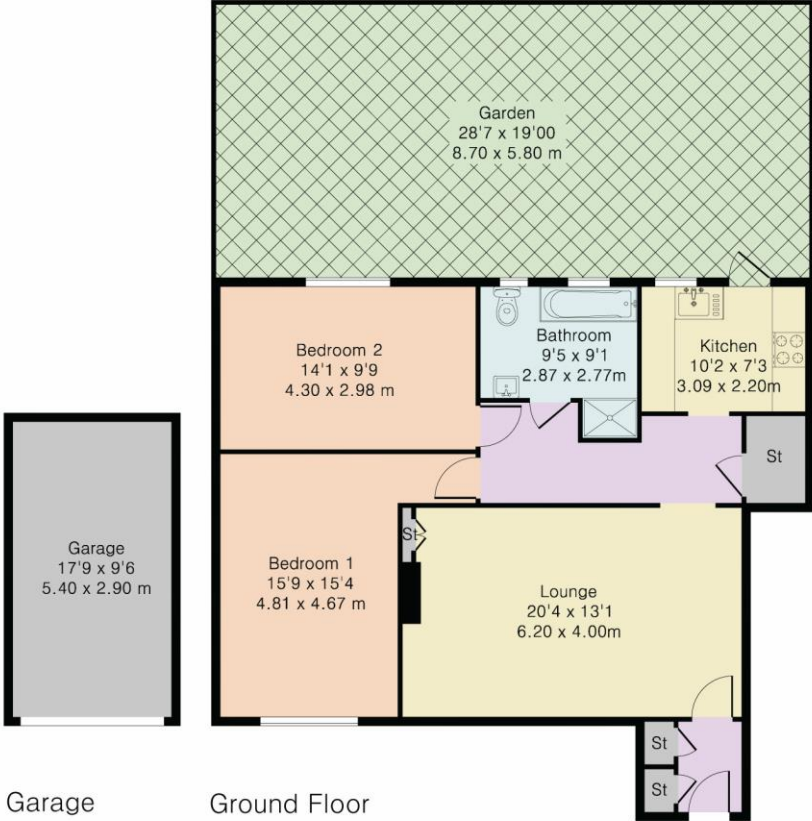








Approximate Gross Internal Area 1059 sq ft – 98 sq m  
Ground Floor Area 890 sq ft – 82 sq m  
Garage Area 169 sq ft – 16 sq m



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



The Property  
Ombudsman

## 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>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

