

Mount Pleasant, Barnet, EN4 9ET



Mount Pleasant

This 3-bedroom detached family home, is situated in a highly sought after residential turning in the heart of Cockfosters.

As you enter the property the bright hallway leads to a study and a through lounge/dining room with direct access to the rear patio via double doors. The kitchen/diner has been appointed with an elegant shaker style kitchen with granite worktops along with a range of appliances including a Quooker Tap, Wine Cooler, Range cooker, extractor, dishwasher and Microwave oven.

The dining area has recently appointed a utility room along with a separate shower facility as well as a guest WC to complete the ground floor.

To the first floor there are three ample sized bedrooms along with a modern fitted family bathroom and a separate WC.

The garden is approx. 60ft garden in length with a patio area and provides access to a rear decking which is ideal for entertaining. This property also has scope to extend STPP as well as ample storage in the purpose-built outbuilding.

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.





















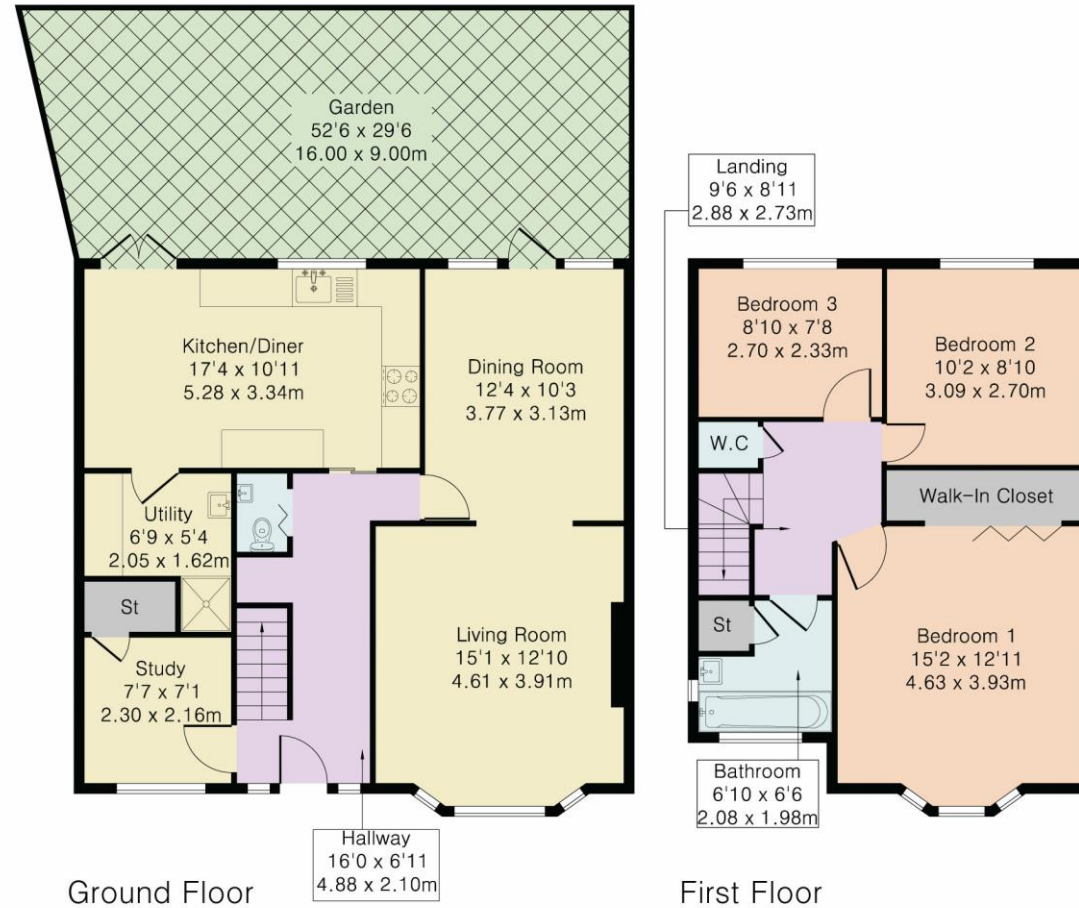








Approximate Gross Internal Area 1267 sq ft – 118 sq m
Ground Floor Area 749 sq ft – 70 sq m
First Floor Area 518 sq ft – 48 sq m



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The Property
Ombudsman

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(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 - F
Local Authority - Barnet

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