



Mount Pleasant

A beautifully presented four bedroom detached family home situated in a highly sought after residential turning in the heart of Cockfosters.

Entered via a spacious entrance hall, the home attracts lots of natural light with the ground floor benefitting from a spacious lounge, family room with access the utility room and well laid out 'hub of the house' fully fitted kitchen, dining and family area with bi-fold doors leading to the rear garden. To complete this floor there is a w/c and cloakroom.

The first floor benefits from four bedrooms with the principle bedroom having fitted wardrobes and an en-suite shower room, and a family bathroom.

The rear garden is mainly laid to lawn with mature shrubs to either side of the garden with large paved patio area perfect for alfresco dining.

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.

























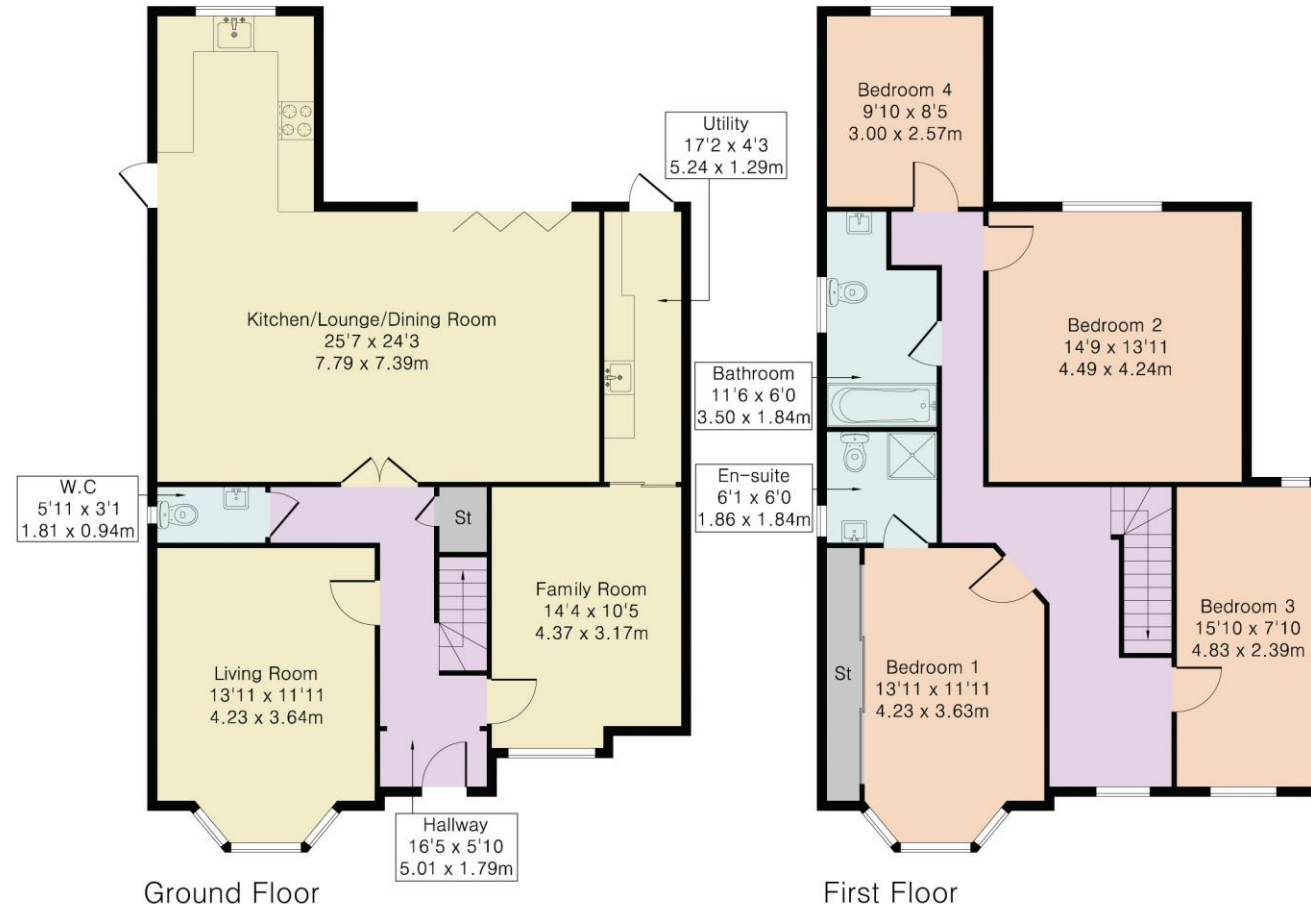




Approximate Gross Internal Area 1897 sq ft – 176 sq m

Ground Floor Area 994 sq ft – 92 sq m

First Floor Area 903 sq ft – 84 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.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G
Local Authority – Barnet

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