



Cockfosters Road

Barnet, EN4



Dormers Lodge

Situated in an exclusive development which is screened with mature trees & shrubs and set back from the road, is this extremely spacious and beautifully presented two double bedroom ground floor garden apartment with its own private entrance, parking for three cars and consisting of only eight residences.

Upon entering you are welcomed into a bright and expansive entrance hall featuring half wood Oak panelling and parquet flooring. The solid wood kitchen is well equipped with integrated NEFF appliances, black granite worktops and floors.

From the kitchen there are double doors that open into the spacious lounge with separate dining area. The lounge is enhanced with fitted cabinetry with hidden TV unit, impressive gas fireplace, two sets of French double doors leading to the private patio area. There is also a guest shower & WC with an additional three hall cupboards.

The principal bedroom boasts generous sized fitted wardrobes and a beautiful ensuite bathroom complete with a roll top bath and a rainfall shower. The second bedroom is of a good size with stunning fitted wardrobes.

At the rear of the property you will find a large south/west facing private paved patio with awning, offering stunning views of the exquisite landscaped communal gardens.

Approach: Dormers Lodge is approached via an electronically operated gated entrance leading to a wide carriage driveway and landscaped front gardens which in turn provides access to three parking spaces.

Location: Situated within a level walking distance of approx. 0.6 miles to Cockfosters tube station (Piccadilly line) as well as the local shops and an array of restaurants of Cockfosters Parade. Trent Park is also within immediate walking distance.























NO
ENTRY

NO
ENTRY

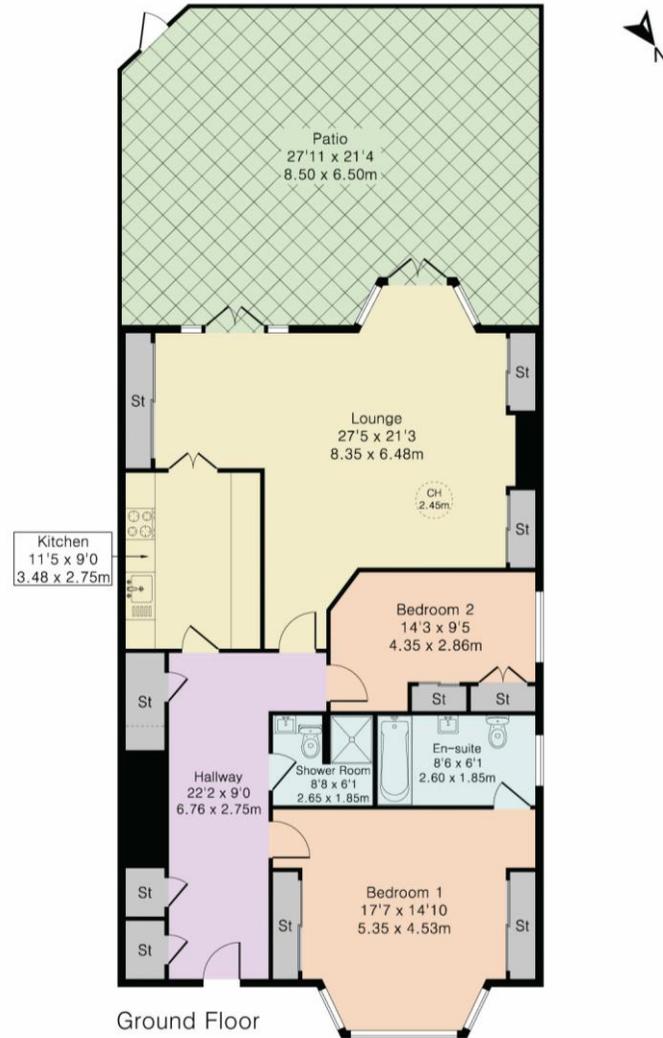
WARNING
PROPERTY IS PRIVATE
NO ENTRY WITHOUT PERMISSION

STATONS

Council Tax – G
Local Authority – Enfield
Tenure – Freehold



Approximate Gross Internal Area 1243 sq ft – 115 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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	

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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