



Arundel Road
Cockfosters, EN4



Arundel Road

This beautifully presented three bedroom semi-detached home has been renovated and extended by the current owners to a high standard throughout, offering stylish and practical living space for the modern family. The property is ideally located close to local amenities, transport links, and well-regarded schools.

The welcoming hallway leads into a bright and spacious open-plan kitchen/dining and family area, forming the heart of the home.

The extended kitchen has been fitted with a bespoke range of units, quartz worktops, and Siemens integrated appliances, creating a sleek and contemporary feel. Bi-folding doors open onto the landscaped rear garden, flooding the room with natural light and providing a seamless transition between indoor and outdoor living.

Just off the kitchen is a large utility/secondary kitchen space with internal access to the garage, offering excellent storage and practicality. The ground floor also includes an additional reception room, ideal as a study, playroom, or snug, along with a guest WC.

Upstairs, there are three well-proportioned double bedrooms, all presented in good decorative order. The family bathroom has been finished to a high specification, featuring a modern three-piece suite, tiled flooring & walls.

The rear garden has been professionally landscaped to include a patio and seating area, perfect for entertaining, along with a lawn and soft planting to the borders for year-round appeal.

At the front, the property provides off-street parking for several vehicles and direct access to the integral garage.

Location: Situated within easy reach of Cockfosters, the property benefits from excellent local amenities including shops, restaurants, and the Piccadilly Line Underground Station, offering quick and easy access into central London.

Trent Country Park is close by, providing beautiful open spaces for walking and recreation, while the M25 is just a short drive away for convenient road links.

The area offers a great selection of schools, including Trent C of E Primary School, JCoSS Secondary School, and Southgate Primary School, all within close proximity.





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Council Tax: E
Local Authority: Barnet
Tenure: Freehold

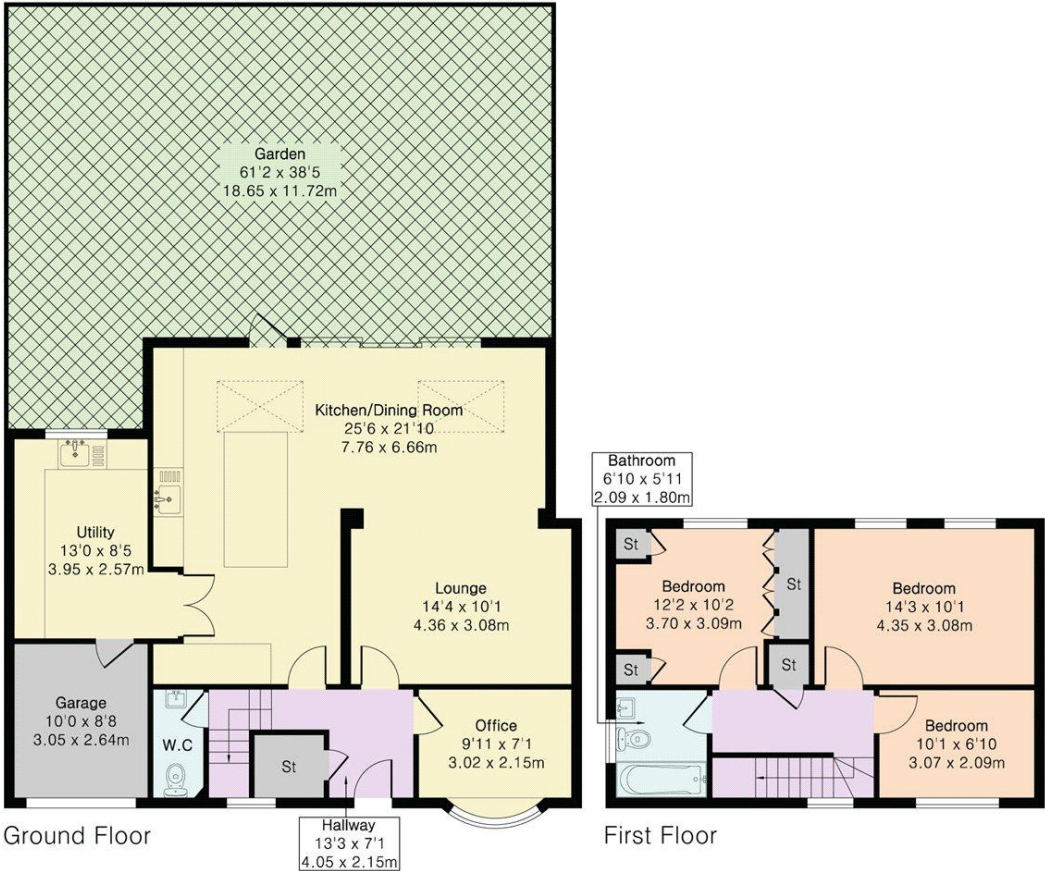


Approximate Gross Internal Area 1463 sq ft - 136 sq m
(Including Garage)

Ground Floor Area 989 sq ft – 92 sq m
First Floor Area 474 sq ft – 44 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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