

Belmont Avenue, Barnet, EN4





Belmont Avenue

This beautifully presented detached family home is ideally situated close to Cockfosters Station and High Street, offering a serene environment with picturesque views over Belmont Open Space.

It features a versatile layout, perfect for modern family living, with multiple reception rooms, a contemporary kitchen, four bedrooms, and two ensuite bathrooms.

Upon entering, you are greeted by a spacious hallway leading to three generously sized reception rooms, all with underfloor heating and porcelain tiled flooring, offering ample space for family gatherings and relaxation.

The modern kitchen is equipped with high-quality fitted units, granite worktops, and a breakfast bar. Integrated appliances include a gas range cooker, washing machine, tumble dryer, and dishwasher. Natural light floods the space and the kitchen benefits from underfloor heating for added comfort. Completing the ground floor is a utility cupboard and a guest cloakroom for convenience.

The first-floor features three bedrooms, including a bedroom with an ensuite shower room and fitted wardrobes. There is also a family bathroom with a separate WC. The second floor is dedicated to the luxurious master bedroom, which boasts a walk-in wardrobe and an ensuite bathroom with a corner jacuzzi bath and separate walk-in shower.

The rear garden is perfect for outdoor entertaining, with a York stone terrace, a brick-built BBQ, and a fireplace set amid a well-maintained lawn and mature borders.

Additionally, the property includes a fully equipped studio/office with underfloor heating, air conditioning, power, and an internet booster, making it an ideal space for a home office or creative pursuits.

Off-street parking for several cars is available at the front of the property, adding to its practicality and appeal.









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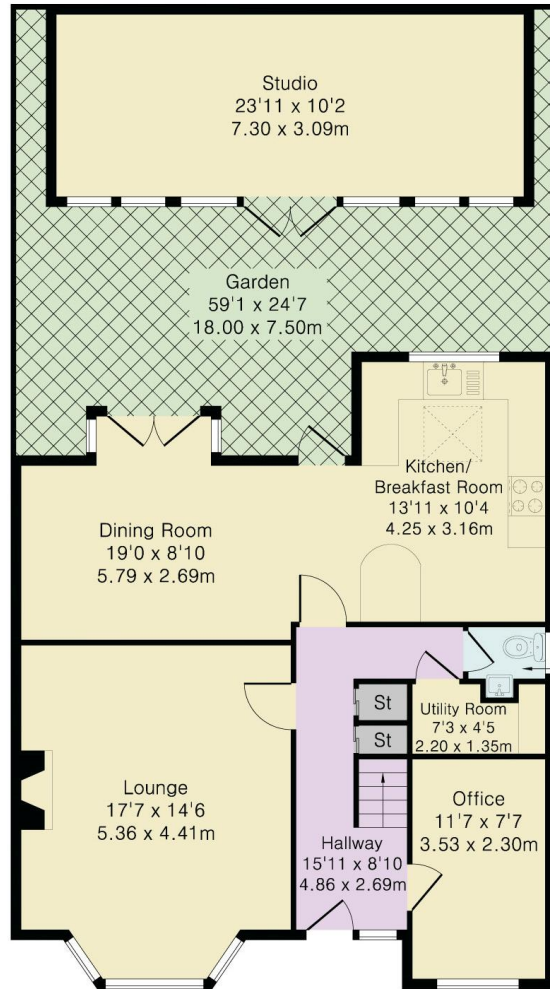












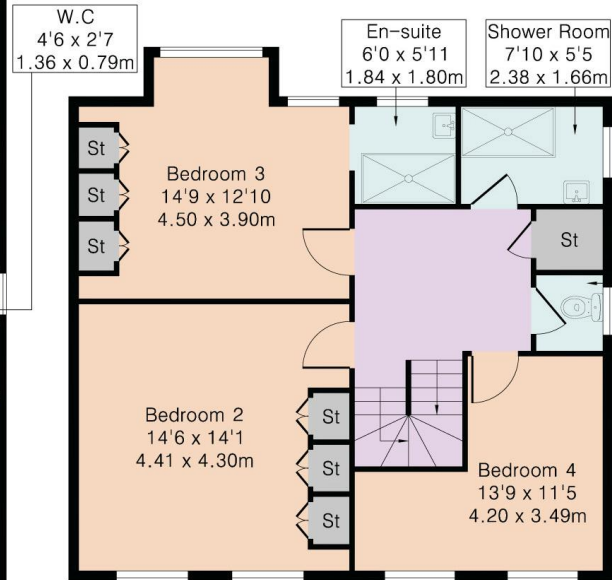
Ground Floor

Approximate Gross Internal Area 2175 sq ft - 202 sq m

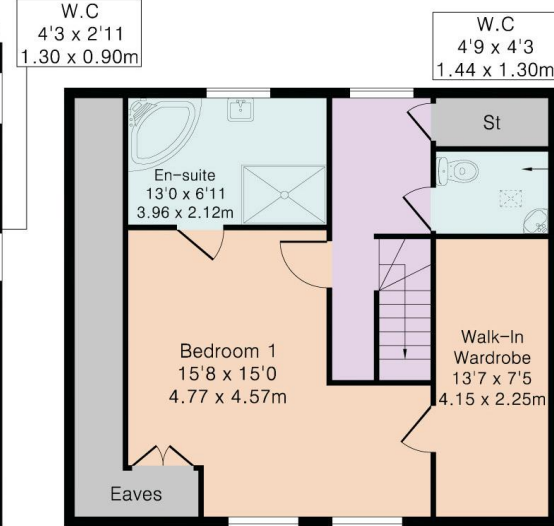
Ground Floor Area 1045 sq ft – 97 sq m

First Floor Area 698 sq ft – 65 sq m

Second Floor Area 432 sq ft – 40 sq m



First Floor



Second Floor



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
Very energy efficient - lower running costs	
(92+) A	82
(81-91) B	
(69-80) C	
(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 - G
Local Authority – Barnet
FREEHOLD

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