

The Paddocks, Cockfosters, Barnet, EN4 9HY



# The Paddocks

A double-fronted, detached four-bedroom family home with a carriage driveway and garage, situated on a quiet private turning within walking distance of transport links and local amenities.

Upon entering, you are welcomed into a bright and spacious entrance hall with double doors leading into a large dual aspect through lounge, featuring a gas fireplace and French doors opening onto the garden.

The kitchen is a bespoke solid wood design, complete with an integrated oven and gas hob. This floor also benefits from a large study and a guest cloakroom.

On the first floor, the principal bedroom boasts fitted wardrobes and French doors leading onto a terrace that overlooks the garden. There are three further double bedrooms and a family bathroom with both a bath and a shower.

The rear of the property enjoys a generous tree-lined plot for privacy, predominantly laid to lawn, with access into the garage.

To the front, the property offers a carriage driveway with ample off-street parking and well-planted borders.

**Location:** This property is within walking distance of local schools; Trent Primary School is approx. 0.2 miles away, East Barnet Secondary School is approx. 0.9 miles away, JCoSS is approx. 0.7 miles away, Southgate Secondary School is approx. 1.4 miles away, Cockfosters Underground Station (Piccadilly Line) is approx. 0.2 miles away and the multiple shopping parades and restaurants are within 0.4 miles approx. from the property.



















# Approximate Gross Internal Area 1636 sq ft - 152 sq m

Ground Floor Area 942 sq ft – 88 sq m

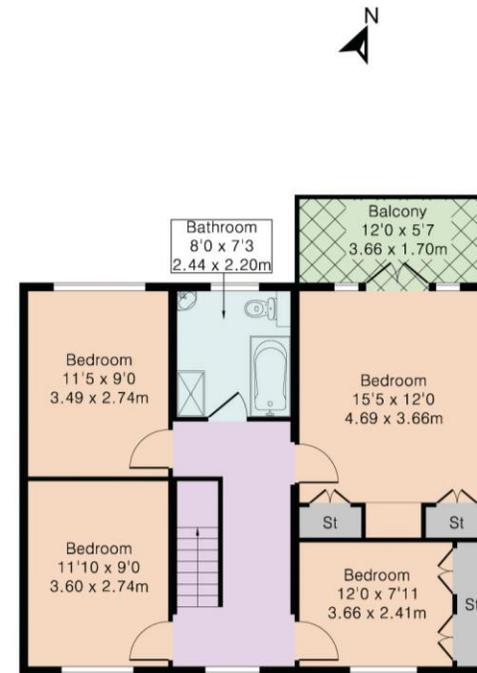
First Floor Area 694 sq ft – 64 sq m



Ground 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.



First Floor



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.

# STATONS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G  
Local Authority – Enfield

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**HADLEY WOOD**

10 CRESCENT WEST  
HADLEY WOOD  
HERTS  
EN4 0EJ

0208 440 9797  
hadley@statons.com

