

# Cornell Gardens, Cockfosters, EN4







## Cornell Gardens

Introducing this contemporary four bedroom, two bathroom semi-detached family home, located in a peaceful cul-de-sac.

Built in 2017, this property offers a modern interior and plenty of practical features. The driveway is big enough to fit up to three cars and there is a south west facing wraparound garden, perfect for outdoor living. A lean-to has also been added to the side garden, ideal for BBQs and entertaining.

This property has been enhanced with a porch entrance, perfect for storage and an ideal addition for family living. Inside the home, you will find a spacious hallway, to the right the 20+ ft kitchen/diner features sleek quartz countertops and integrated Siemens appliances. There is also a downstairs W/C, and two reception rooms located at the rear of the property. The 16" ft lounge makes an ideal TV room and the conservatory that was added increases the downstairs living space.

The property expands over three levels, the primary bedroom is situated on the first floor and benefits from built-in wardrobes and an ensuite bathroom. On the second floor, there is an additional family bathroom and a further two double bedrooms, each with built-in storage and additional storage in the loft.

**Location:** This property is ideally positioned within easy reach of Cockfosters Tube Station (Piccadilly Line), offering excellent transport links into central London. The vibrant local shops on the parade cater to daily needs, while nearby schools, including Trent Primary School, Southgate Secondary School, JCOS, and East Barnet School, offer great educational options for families.























































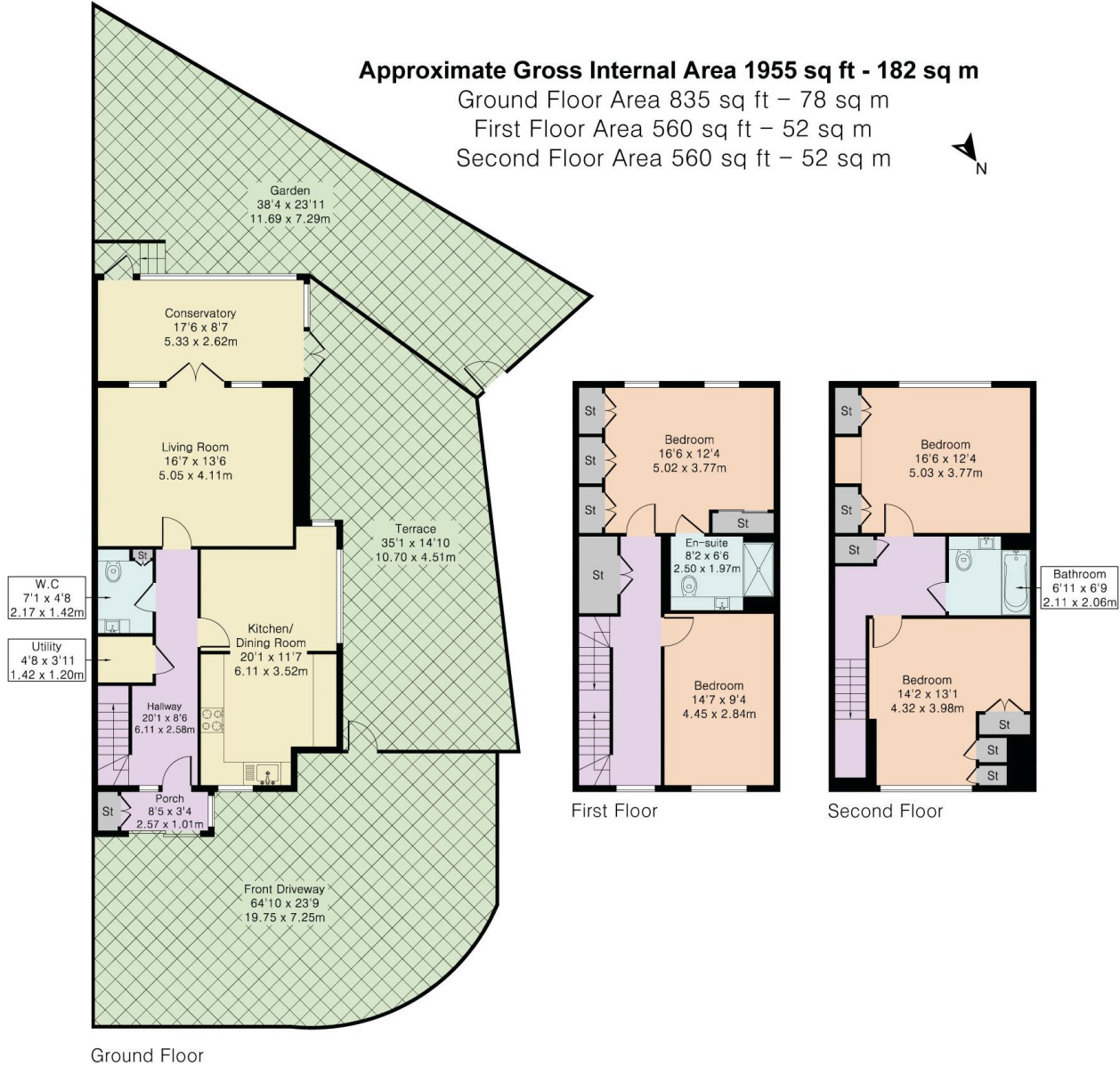








Council Tax: F  
Local Authority: Enfield  
Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(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	

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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0208 440 9797  
[hadley@statons.com](mailto:hadley@statons.com)