

STATONS

www.statons.com

Mount Pleasant
Barnet

STATONS

Mount Pleasant, Barnet, EN4 9ET

**** CHAIN FREE **** A three bedroom semi detached family home offering excellent potential, ideally located on Mount Pleasant, within easy reach of Cockfosters Underground Station (Piccadilly Line), local shops, restaurants, and schools.

This property provides a wonderful opportunity for those looking to refurbish and create a family home tailored to their own taste and style.

The ground floor comprises an entrance hallway leading to a spacious front reception room and a separate dining room, which opens into a conservatory, providing additional living space with direct access to the rear garden. There is also a kitchen with garden access.

Upstairs, the first floor offers two generous double bedrooms and a good-sized third bedroom, along with a family bathroom and a separate WC.

Externally, the property benefits from both front and rear gardens, with the rear garden featuring a patio area and a detached garage.

While the home is in need of full modernisation, it offers excellent scope to extend and enhance (subject to planning permission), making it an ideal purchase for those seeking a project in a highly desirable location.

Location: The property is within walking distance of local schools, including Southgate Secondary School, East Barnet Secondary School, JCoSS, and Trent Primary School. There are multiple shopping parades nearby, and Cockfosters Underground Station is approximately 0.4 miles away.



STATONS









STATONS







STATONS

**Approximate Gross Internal Area 995 sq ft - 93 sq m
(Excluding Garage)**

Ground Floor Area 544 sq ft – 51 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 188 sq ft – 17 sq m



Local Authority: Barnet
Council Tax band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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.



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

www.statons.com

STATONS HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ
020 8440 9797
hadley@statons.com



STATONS