



Games Road
Cockfosters, EN4



Games Road

Nestled along the peaceful and sought-after Games Road in EN4, Cheyne House is a delightful three double-bedroom period property that perfectly combines character, charm, and practical family living. Enjoying a prime position with uninterrupted views over the tranquil Hadley Woods, this home also benefits from off-street parking and garage, as well as a beautifully maintained south-facing garden.

As you approach, you are welcomed by an impressive approx. 60 ft front lawn, with a central footpath guiding you to the elegant green front door of this central terraced home.

Step inside to discover a generously proportioned 22+ ft wide lounge, a cozy and versatile space ideal for relaxing or entertaining. This room features a stunning marble fireplace and ornate ceiling chandeliers, enhancing its timeless appeal.

The ground floor continues with a second reception room, perfect as a formal dining area. Adjacent is a well-appointed kitchen, along with a convenient downstairs W/C. Both the kitchen and dining room lead into a spacious conservatory, offering a serene garden room with views over the mature, 70+ ft south-facing garden - a wonderful space to enjoy the outdoors all year round.

Upstairs, the property offers three spacious double bedrooms and a family bathroom. The loft provides additional storage and presents an exciting opportunity to add a large loft conversion, subject to planning permission (STPP).

The garage and driveway provide valuable off-street parking, with the garage also serving as an excellent storage solution.

The rear garden backs onto the expansive Ludgrove playing fields, creating a countryside feel with exceptional privacy and open views. The home's directly faces onto the serene Hadley Woods — ideal for nature lovers, families, or pet owners seeking a peaceful retreat close to within the city.

Location: Just a short stroll away, Cockfosters offers a vibrant mix of shops, cafés, and restaurants. Transport connections are excellent, with Cockfosters Underground Station (Piccadilly Line) only 0.4 miles away, and New Barnet Station (Great Northern Line) just 0.9 miles — providing direct access to Finsbury Park, Moorgate, and King's Cross. For drivers, the M25, M1, and A1 are all within easy reach, ensuring swift access in and out of London.





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Council Tax: E
Local Authority: Barnet
Tenure: Freehold

Approximate Gross Internal Area 1367 sq ft - 127 sq m
Ground Floor Area 793 sq ft – 74 sq m
First Floor Area 574 sq ft – 53 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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