



**Belmont Avenue**  
Cockfosters, Herts, EN4





# Belmont Avenue

Chain Free | Detached Residence | Sought-After  
Cockfosters Location

Situated within one of Cockfosters' most desirable residential turnings, this chain-free three-bedroom detached home offers well-balanced accommodation, generous frontage and excellent potential to extend (STPP).

The property is conveniently located within easy reach of Cockfosters Underground Station (Piccadilly Line), providing direct access into Central London, together with the varied shopping and dining facilities of Cockfosters High Road.

**Accommodation:** The ground floor comprises a welcoming entrance hall, a spacious through reception room, conservatory overlooking the rear garden, separate kitchen and guest cloakroom.

To the first floor there are three well-proportioned bedrooms and a family bathroom.

**Exterior:** To the front there is an extensive block-paved driveway providing off-street parking for multiple vehicles and access to a garage. The rear garden enjoys a good degree of privacy and features a paved terrace leading to a mature lawned area with established planting.

**Location:** The property is within walking distance of a number of highly regarded schools including JCoSS and Trent Church of England Primary School. Cockfosters remains one of North London's most sought-after suburbs, appreciated for its tree-lined roads, green open spaces and excellent transport connections.



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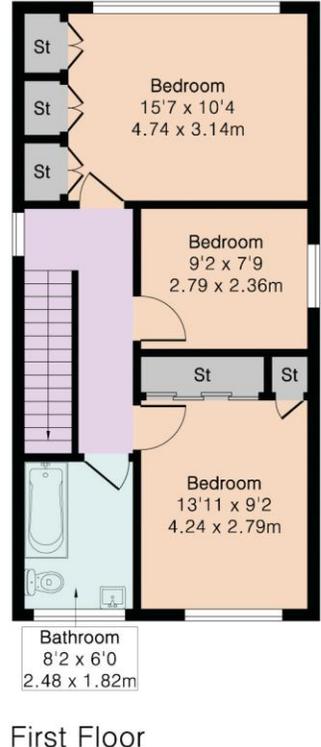
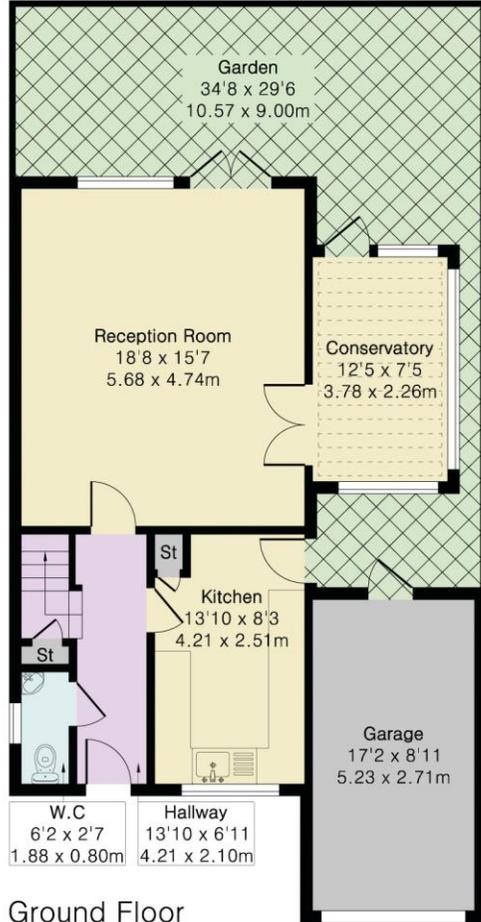
**Council Tax: F**  
**Local Authority: Barnet**  
**Tenure: Freehold**

**Approximate Gross Internal Area 1119 sq ft - 103 sq m  
 (Excluding Garage)**

Ground Floor Area 608 sq ft – 56 sq m  
 First Floor Area 511 sq ft – 47 sq m  
 Garage Area 153 sq ft – 14 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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.





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