



Coombehurst Close

Barnet, EN4



Coombehurst Close

Positioned in a desirable and convenient setting, this impressive five-bedroom detached residence offers spacious, versatile accommodation, perfectly designed for modern family living.

A welcoming entrance hallway sets the tone for the home, leading into a bright and elegant lounge, complete with French doors opening onto the garden, ideal for relaxing or entertaining during the warmer months.

The well-appointed fitted kitchen seamlessly connects to the dining room, creating a sociable hub for everyday living and family gatherings. Two additional reception rooms provide excellent flexibility, perfectly suited as a playroom, home office, or separate TV/family spaces. A convenient guest WC completes the ground floor.

Upstairs, the generous principal bedroom features fitted wardrobes and a stylish en-suite bathroom with both a bath and separate shower. Bedroom two also benefits from its own en-suite, making it ideal for guests or older children seeking additional privacy.

Three further well-proportioned bedrooms offer ample space for a growing family, all served by a modern family bathroom.

The wrap-around garden provides a safe and spacious environment for children to play, as well as an ideal setting for outdoor dining and entertaining. The property further benefits from off-street parking for multiple vehicles and access to a double garage.

Location: This family home is situated towards the end of a private road, directly off Cockfosters Road in Hadley Wood. The property is ideally positioned approximately 0.8 miles from Cockfosters tube station, along with a wide selection of shops, cafés and restaurants at Cockfosters Parade. The M25 is also just a short drive away, providing excellent transport links.







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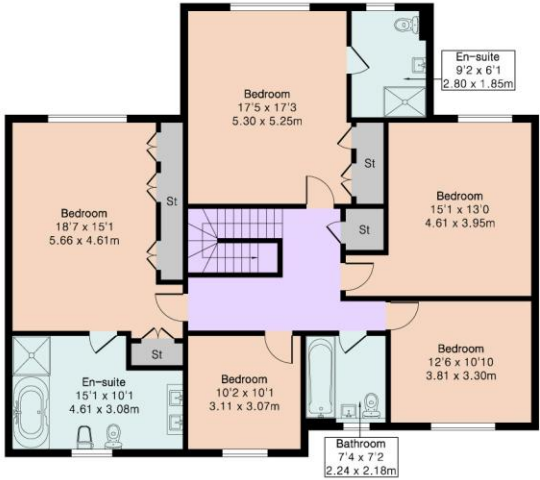
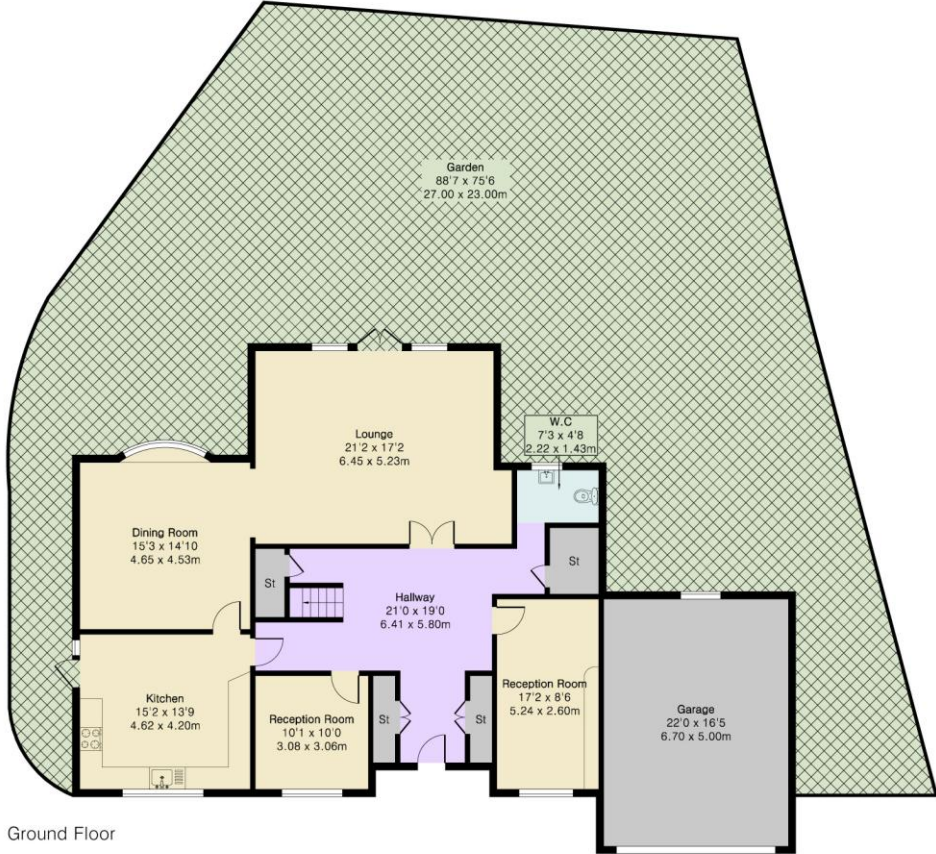
Council Tax: H
Local Authority: Enfield
Tenure: Leasehold
Service Charge: £700 per annum

**Approximate Gross Internal Area 3024 sq ft - 281 sq m
 (Excluding Garage)**

Ground Floor Area 1523 sq ft – 142 sq m
 First Floor Area 1501 sq ft – 139 sq m
 Garage Area 361 sq ft – 34 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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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