Heddon Court Avenue

Barnet, EN4

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Heddon Court Avenue

Charming Bay-Fronted Three Double Bedroom Semi-Detached Home on a Premier Cockfosters Road EN4

Set on a quiet, more desirable road in Heddon Court Avenue, Cockfosters is this semi-detached bay-fronted home which offers spacious family living alongside character and charm. Designed by the acclaimed architect Francis Walker, the property features driveway parking for 3 to 4 vehicles.

As you enter through a secure and convenient porch, you're welcomed into a generous hallway adorned with a floor-to-ceiling elegant decorative mirror, setting a stylish tone for the rest of the abode.

To the left, the converted garage has been transformed into a cosy TV room, ideal for relaxing evenings. On the opposite side of the hall, you'll find an expansive 33 ft+ through lounge, complete with a bay window at one end and sliding patio doors at the other, leading directly onto the elevated patio terrace.

The kitchen features classic wooden cabinetry, tiled flooring, an integrated oven and grill, and a dishwasher. There is ample space for a dining table, and a second set of sliding patio doors also opens to the patio terrace. A spacious ground-floor WC completes the downstairs layout, currently housing both a washing machine and dryer for added convenience.

Upstairs, the property offers three generously sized double bedrooms, each benefiting from fitted wardrobes and plenty of storage. The family bathroom is elegantly fully tiled and there is a five-piece bathroom suite, featuring a bathtub, separate shower cubicle, bidet.

Outside, the elevated patio terrace provides a perfect spot to enjoy panoramic views across the approx. 80 ft west-facing garden, bordered by mature trees and shrubs. An awning above the terrace makes it ideal for alfresco dining and sunset gatherings. Below the terrace, there is access to a large cellar/basement area with lighting, extending up to 26 ft under the house - ideal for additional storage or potential future use.

This well-located family home is within easy reach of a variety of local schools, including:

- Trent Primary School (approx. 0.2 miles)
- East Barnet Secondary School (approx. 0.3 miles)
- Southgate Secondary School (approx. 0.5 miles)
- JCoSS (approx. 1 mile)

This home is fantastically located for families with Cockfosters Underground Station (piccadilly line) and local shopping parades within 0.4 miles away, and the M25 is also within easy driving distance, making commuting and travel convenient.

INCIDENTS OF THE GODS
GRAHAM HANCOCK

MITORAJ
RICHARD ARTAUD
BACON

BELLAVISTA

SHAKESPEARE

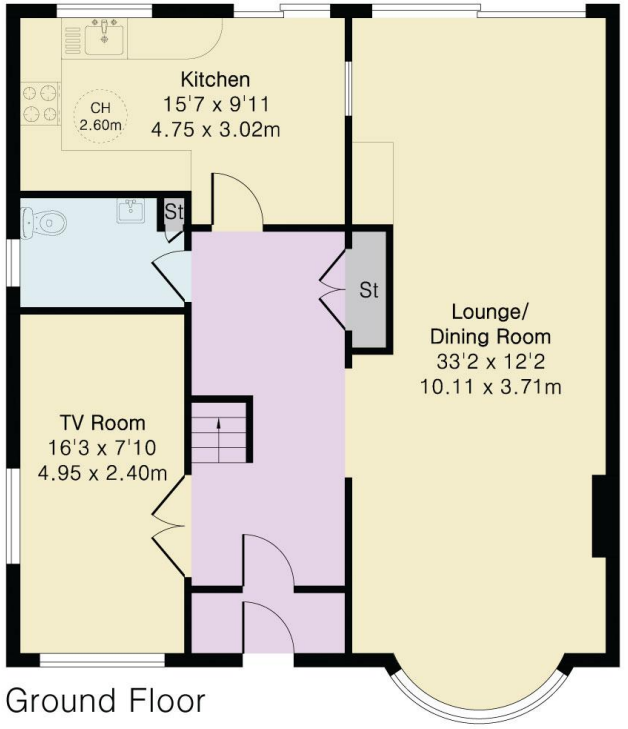
Approximate Gross Internal Area 2016 sq ft - 187 sq m

Lower Ground Floor Area 468 sq ft – 43 sq m

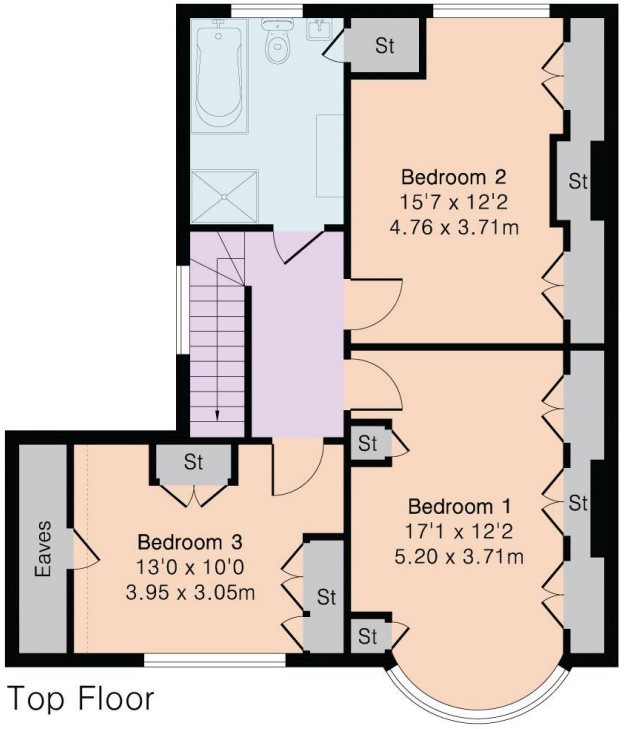
Ground Floor Area 871 sq ft – 81 sq m

Top Floor Area 677 sq ft – 63 sq m

Lower Ground Floor



Ground Floor



Top Floor

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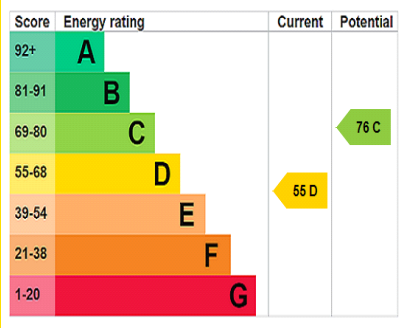
The Property Ombudsman



Council Tax - G
Local Authority – Barnet

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