



Chalk Lane
Cockfosters, EN4



Chalk Lane

Beautifully Presented Detached Family Home Overlooking the Cricket Grounds.

This stunning detached residence enjoys an enviable position overlooking the Cricket Grounds, just a short stroll from Trent Park and Cockfosters Underground Station (Piccadilly Line).

Upon entering through the welcoming lobby, you are greeted by a warm and inviting reception hallway with solid oak flooring, leading to a formal lounge, a high-specification kitchen/breakfast room, and a guest cloakroom (W/C).

The kitchen/diner is elegantly designed, featuring marble worktops and a premium range of appliances by Liebherr, De Dietrich, and Fisher & Paykal. It also benefits from a dedicated filtered cold water tap, integrated water softener, and ample dining space ideal for family living. Adjoining the kitchen is a versatile reception room, perfect for use as a formal dining room or family room.

The first floor comprises three double bedrooms, each with built-in wardrobes, and a luxurious contemporary bathroom suite with a walk-in shower and high-quality fittings. The principal bedroom enjoys its own en suite shower room, while a separate utility room enhances convenience.

The second floor features a very spacious bedroom with an additional room pre-plumbed for an en suite, offering excellent potential for further development.

Outside, the beautifully maintained rear garden provides a tranquil retreat, featuring a large natural stone terrace, automated irrigation system, and power and water supply.

There is also gated side access leading to the garage with an electric up-and-over door. The property also benefits from solar panels and EV charging point enhancing energy efficiency and reducing running costs.

To the front, a smartly landscaped driveway provides ample parking for several vehicles, secured by automatic electric bollards for added privacy and convenience.

Conveniently located, Cockfosters Station is approximately 0.2 miles away, with local shops, cafes, and restaurants all within 0.4 miles, making this an exceptional family home in one of the area's most desirable settings.





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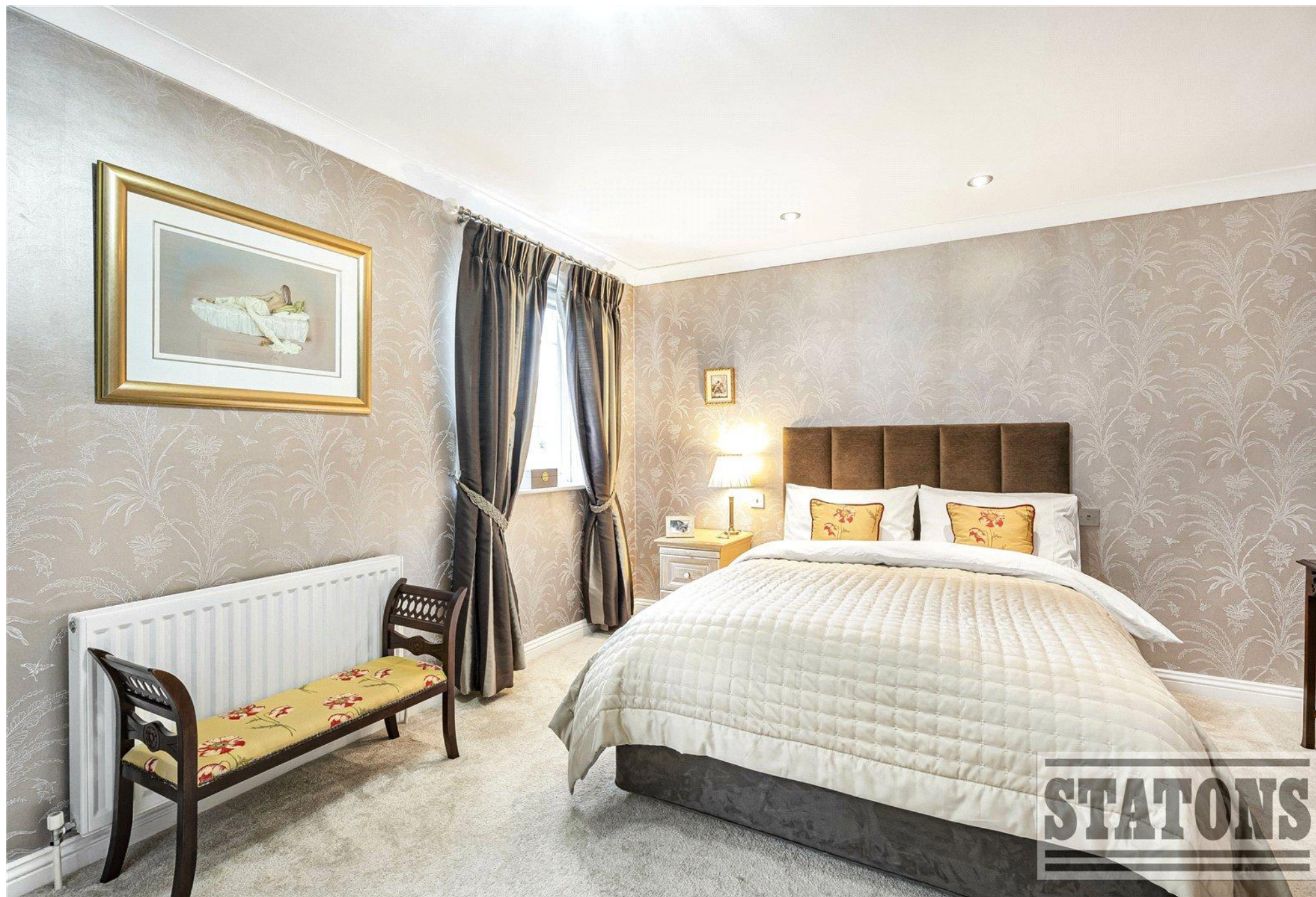


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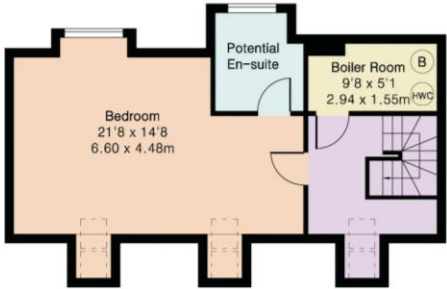
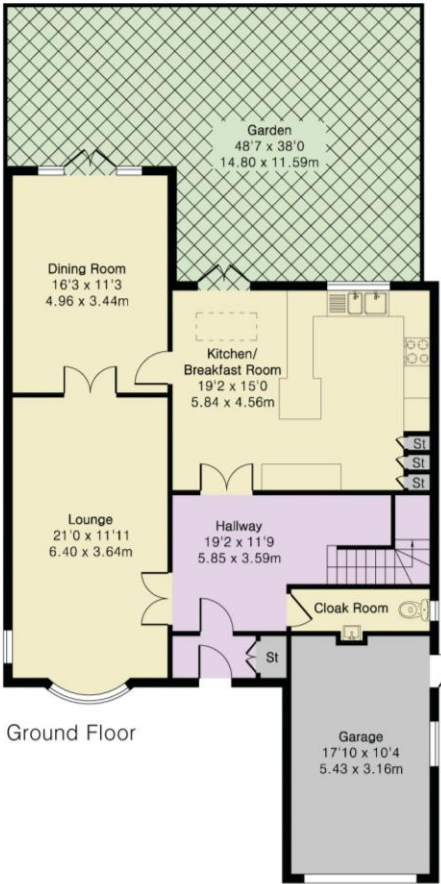
Council Tax: G
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 2250 sq ft - 209 sq m
(Excluding Garage)

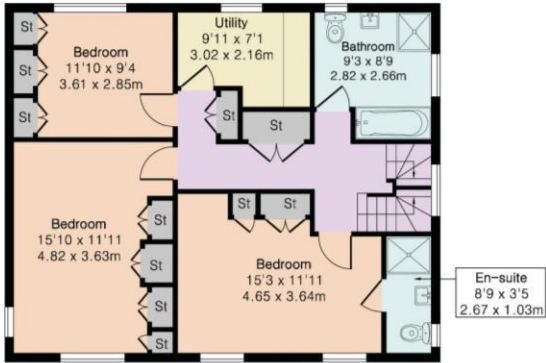
Ground Floor Area 974 sq ft – 90 sq m
First Floor Area 795 sq ft – 74 sq m
Second Floor Area 481 sq ft – 45 sq m
Garage Area 183 sq ft – 17 sq m



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | 73 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Second Floor



First Floor



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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