



Heddon Court Avenue

Barnet, EN4



Heddon Court Avenue

Situated on a popular road, this charming home offers well balanced living space throughout. The welcoming entrance hallway leads into a bright living room with a large front window and an adjoining dining room overlooking the rear garden.

The fitted kitchen provides ample storage and workspace, complemented by a cosy TV room and a spacious garden room with direct access to the beautifully maintained rear garden. A convenient WC completes the ground floor.

Upstairs, the property features three generous double bedrooms and a modern family bathroom.

Outside, the stunning rear garden provides a perfect space for relaxation and entertaining, while to the front there is off-street parking and access to a garage.

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.





STATONS

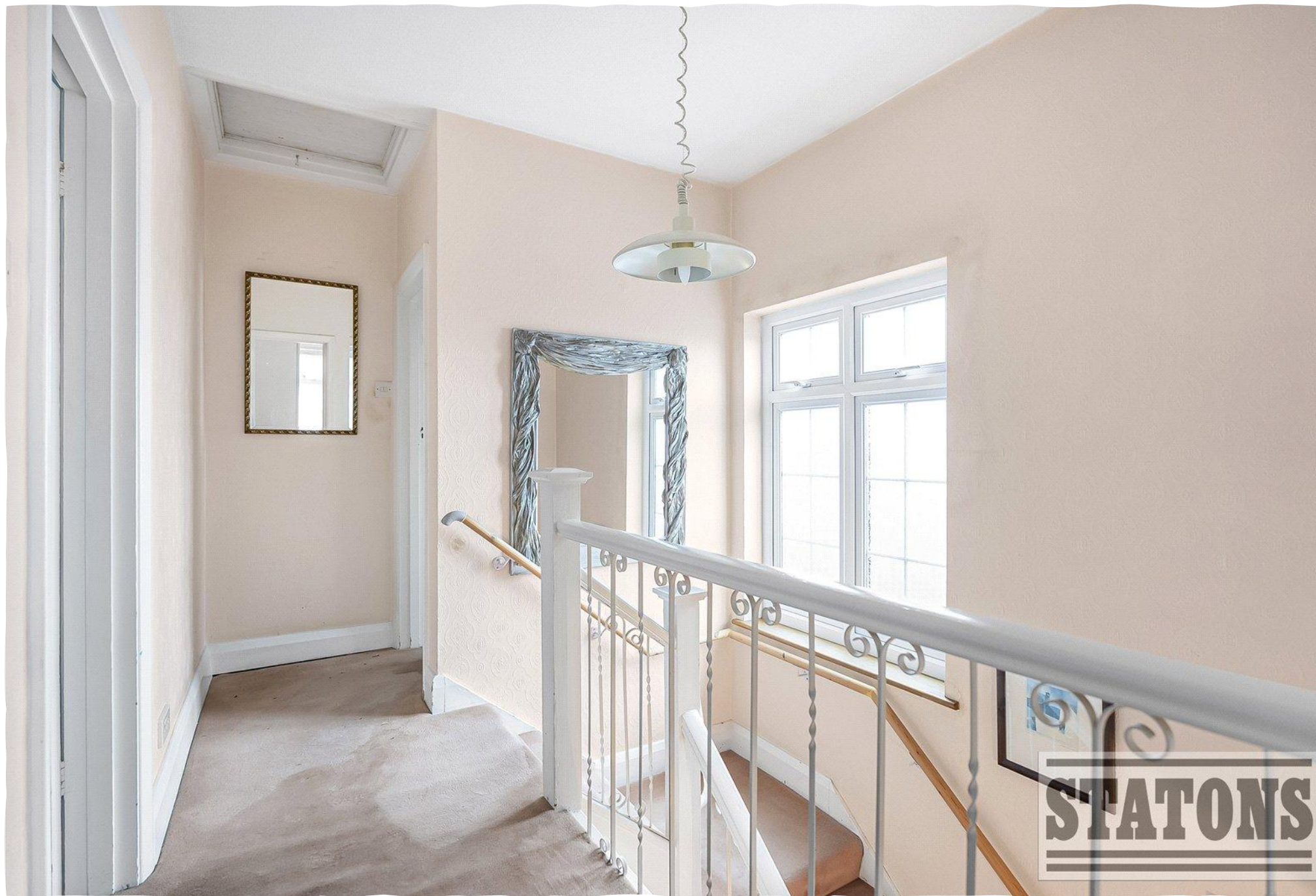


STATONS





STATONS



STATONS



STATONS







STATONS





STATONS

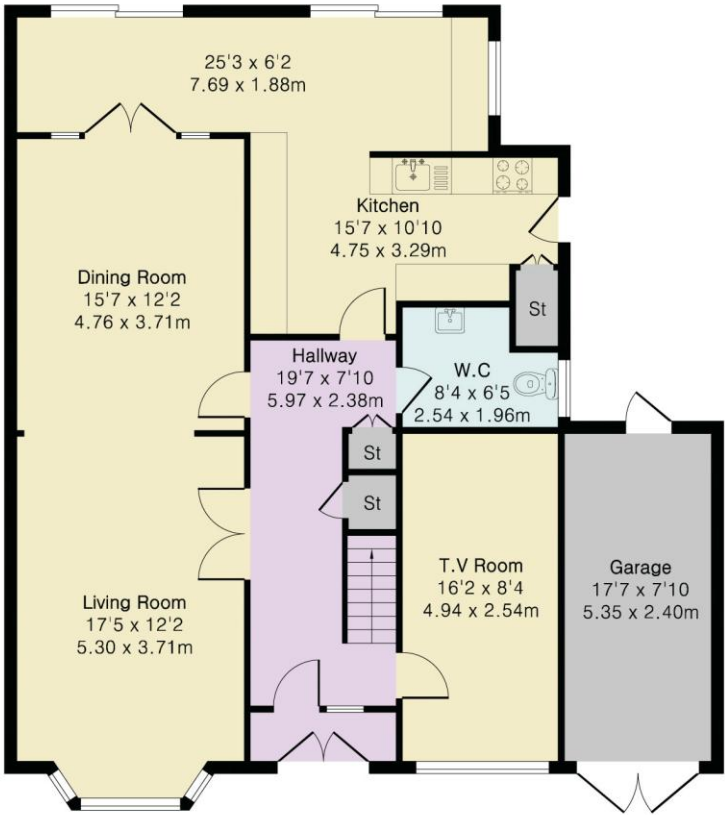
Council Tax: G
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 1868 sq ft - 174 sq m
(Excluding Garage)

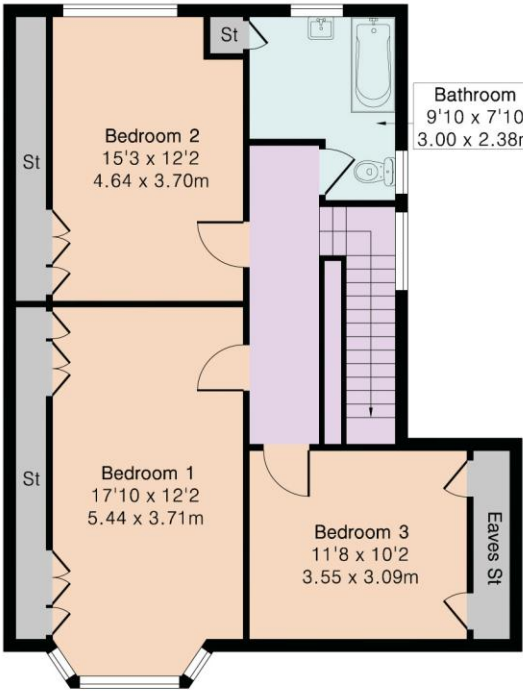
Ground Floor Area 1139 sq ft – 106 sq m
First Floor Area 729 sq ft – 68 sq m
Garage Area 138 sq ft – 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground 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.





STATONS

STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

STATONS
www.statons.com