



Ashurst Road
Barnet, EN4



Ashurst Road

A desirable detached 4-bedroom family residence with garage situated in a sought-after location of Cockfosters, this impressive detached family home is perfectly positioned within walking distance of local amenities and excellent transport links.

You are welcomed into a stunning, spacious entrance hall, providing access to all reception rooms. The lounge is a generously sized family room with views over the mature garden and doors opening directly onto the outdoor space.

It also features connecting doors to a separate reception room, which can be opened to create a large L-shaped reception area or closed for two distinct spaces. Both the lounge and the adjoining reception room benefit from newly fitted wooden floors, adding a modern and stylish touch. Additionally, a lift in the second reception room provides convenient access to the first floor.

The kitchen is fitted with a range of integrated appliances and flows through an archway into the breakfast room. Completing the ground floor is a practical guest cloakroom.

On the first floor, the property features a large, bright principal suite with built-in wardrobes and a good-sized ensuite bathroom. There are three further double bedrooms, all with built-in wardrobe space, and a modern family shower room completes the first floor.

The rear of the property boasts a generously sized, mature garden with a large patio area, ideal for alfresco dining and outdoor entertaining.

To the front, the property offers a double garage and off-street parking for two cars.





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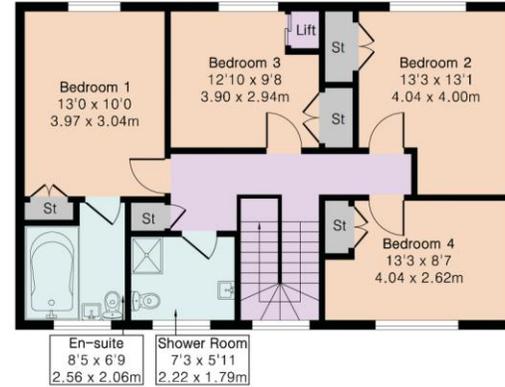
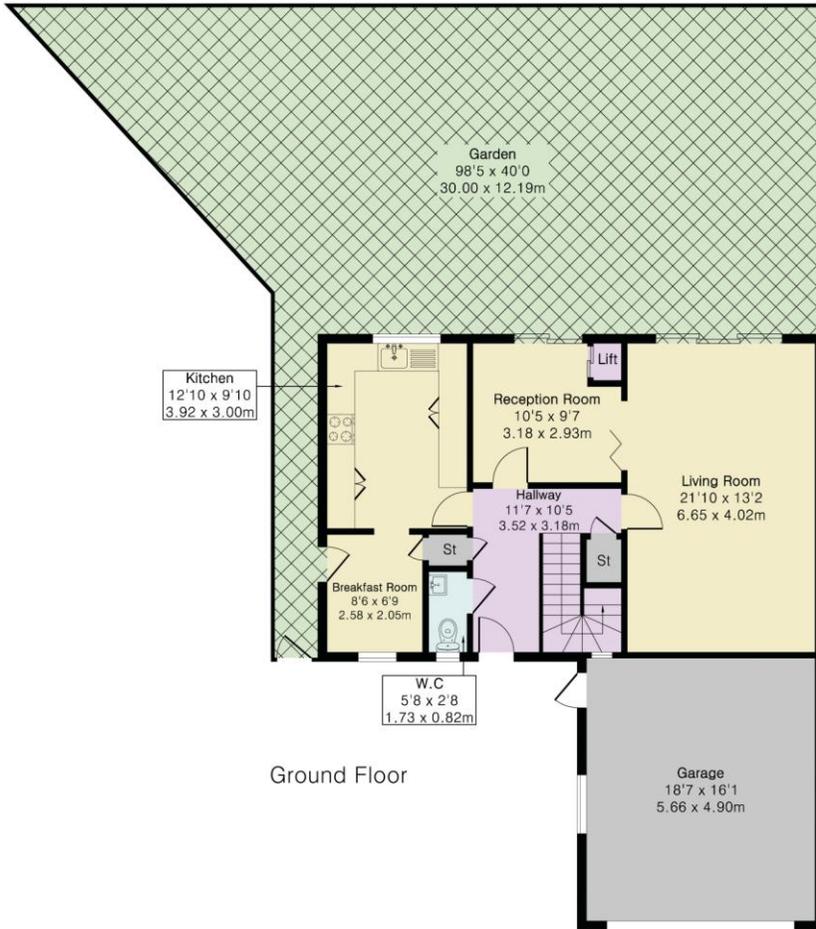
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Council Tax: G
 Local Authority: Barnet
 Tenure: Freehold

**Approximate Gross Internal Area 1498 sq ft - 140 sq m
 (Excluding Garage)**

Ground Floor Area 749 sq ft – 70 sq m
 First Floor Area 749 sq ft – 70 sq m
 Garage Area 299 sq ft – 28 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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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