



Cockfosters Road
Barnet, EN4



Cockfosters Road

Set behind secure gated entrances and approached via a sweeping driveway providing ample off-street parking, this exceptional and imposing five-bedroom detached residence has been meticulously extended to offer approximately 2,721 sq ft of refined and versatile family living accommodation.

Upon entering, a grand and welcoming entrance hall sets the tone for the home, leading to a beautifully presented living room, perfectly suited to both formal entertaining and elegant everyday living. There is also a further day room, which in this case is arranged as a ground-floor bedroom, providing flexible accommodation for guests or multi-generational living.

To the rear, the property enjoys a superb west-facing aspect, with doors opening onto a landscaped garden and patio terrace, ideal for al fresco dining and enjoying afternoon and evening sun. A well-appointed kitchen / family room is complemented by a separate utility room, while a dedicated study provides an ideal environment for home working. A ground-floor shower room with W/C adds further practicality and convenience.

The first floor hosts three generously proportioned bedrooms, including a luxurious principal suite, with the remaining bedrooms served by well-appointed bathroom facilities. On the second floor there is a further double bedroom, along with a studio / playroom, while a family bathroom serves this level.

The home further benefits from excellent storage throughout, enhancing its functionality for modern family life. Perfectly positioned just 0.4 miles from Cockfosters Underground Station, the property offers swift and direct access into Central London.

The surrounding area provides an excellent selection of boutiques, cafés, restaurants, and highly regarded schools, while the expansive and picturesque Trent Park is only a short stroll away, offering acres of green open space for leisure and recreation.

This outstanding residence combines scale, elegance, and location, presenting a rare opportunity to acquire a distinguished family home in one of North London's most prestigious and sought-after enclaves.





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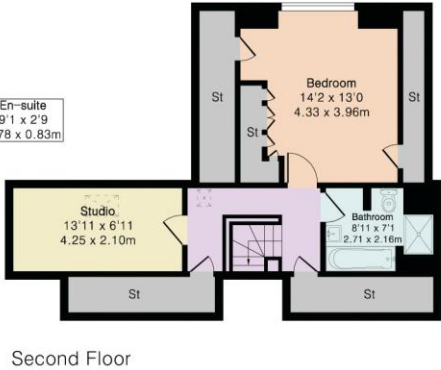
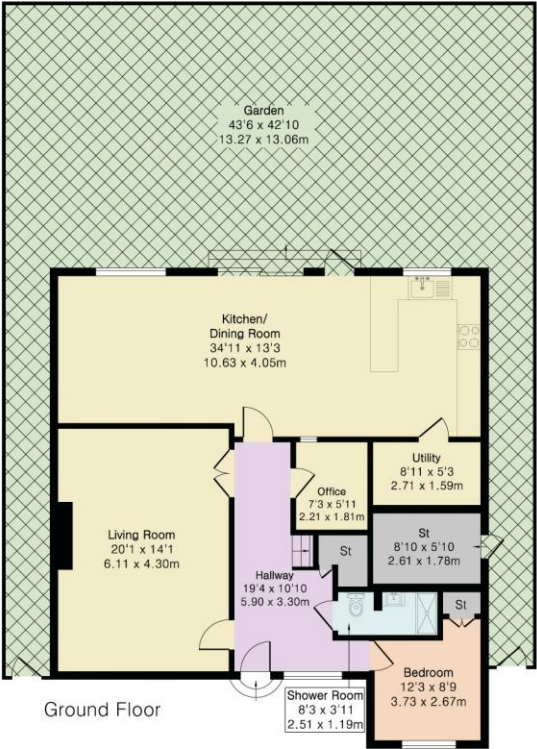
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Council Tax: G
 Local Authority: Enfield
 Tenure: Freehold

Approximate Gross Internal Area 2721 sq ft - 253 sq m

Ground Floor Area 1189 sq ft – 111 sq m
 First Floor Area 940 sq ft – 87 sq m
 Second Floor Area 592 sq ft – 55 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	44 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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