



Norrays Road
Cockfosters, Barnet, EN4



Norrys Road



A well presented and extended four bedroom semi-detached family home, situated on a quiet residential turning in a highly sought-after location in Cockfosters.

Arranged over three floors and offering approximately 2,041 sq ft of accommodation, the property provides bright and well-balanced living space throughout. The ground floor comprises a spacious entrance hall, a front reception room and a separate dining area. To the rear, there is an impressive full-width extension creating an open-plan kitchen/family room with direct access to the garden, ideal for modern family living and entertaining. A guest cloakroom completes the ground floor.

The first and second floors provide four well-proportioned bedrooms. The loft conversion benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the rear garden has been designed for low maintenance and features a patio area. In addition, there is a self-contained annex with its own shower room and WC, offering flexible use as a home office, gym or guest accommodation.

To the front, the property offers off-street parking and access to a garage with internal access.

The property is conveniently located for Cockfosters Underground Station, providing direct links into central London, as well as a range of local shops, restaurants and amenities. The area is also well served by a number of highly regarded schools.

Disclaimer: AI-enhanced images included



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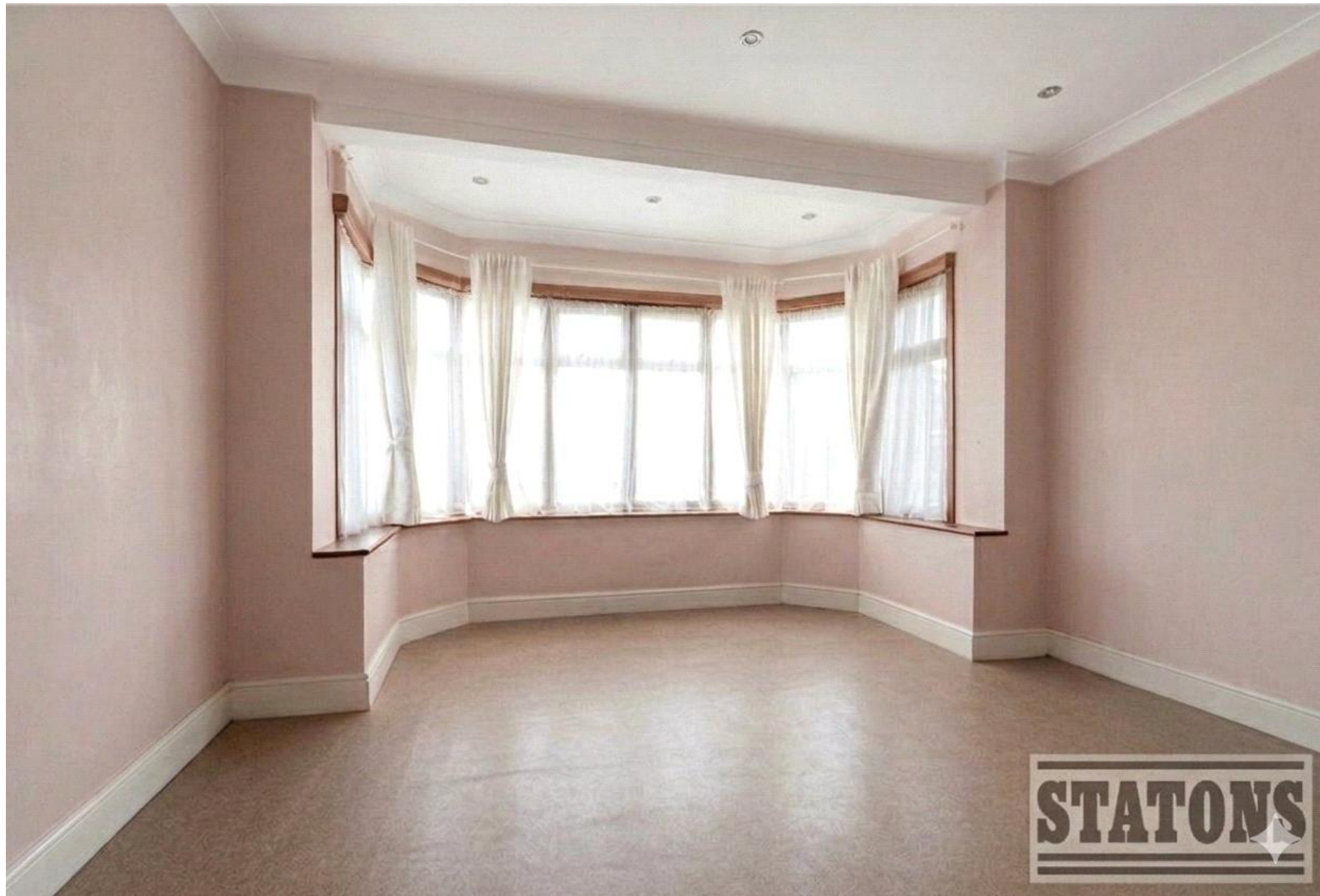
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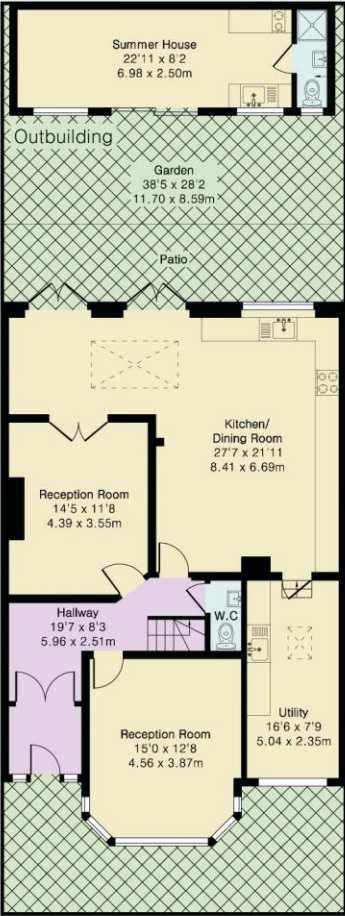


**Approximate Gross Internal Area 2041 sq ft - 189 sq m
(Excluding Outbuilding)**

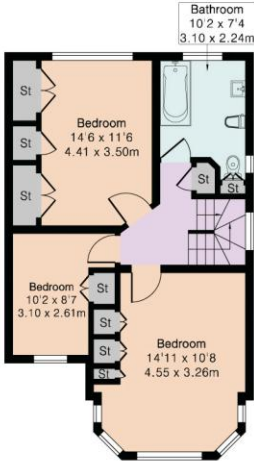
Ground Floor Area 1134 sq ft – 105 sq m
 First Floor Area 571 sq ft – 53 sq m
 Second Floor Area 336 sq ft – 31 sq m
 Outbuilding Area 212 sq ft – 20 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second 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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