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The Paddocks

Cockfosters EN4



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Cockfosters, Barnet, EN4 9HY

Nestled within a highly sought-after residential cul-de-sac in Cockfosters, this beautifully presented and modernised three-bedroom detached family home offers an exceptional blend of contemporary living, generous accommodation and everyday practicality. The property has recently been renovated throughout, to a high standard.

Extending to approximately 1,463 sq ft, the property has been thoughtfully designed to provide bright and versatile living spaces. The ground floor features two spacious reception rooms, offering flexibility for both family life and entertaining, while the well-appointed kitchen, utility room, and guest WC create a stylish yet functional home.

Upstairs, three well-proportioned double bedrooms provide comfortable accommodation, complemented by two modern bathrooms, en suite to main bedroom and family bathroom, making it the ideal property for families.

Externally, the private rear patio provides a peaceful retreat, perfect for outdoor dining. To the front, the property benefits from off-street parking, an integral garage and a car port offering excellent convenience and additional storage.

Situated within easy reach of excellent local private and state schools and Cockfosters high street, where local shops, cafés and restaurants are in abundance. The home is also ideally positioned for commuters, with excellent transport links providing easy access into Central London and the surrounding areas.

Offering spacious accommodation, modern interiors and an enviable location, this impressive detached home presents a fantastic opportunity for tenants looking for comfort, convenience and a high-quality lifestyle.

Early viewing is highly recommended.

Council Tax Band G & Local Authority: Enfield





















**Approximate Gross Internal Area 1621 sq ft - 137 sq m
(Excluding Garage & Lean To)**

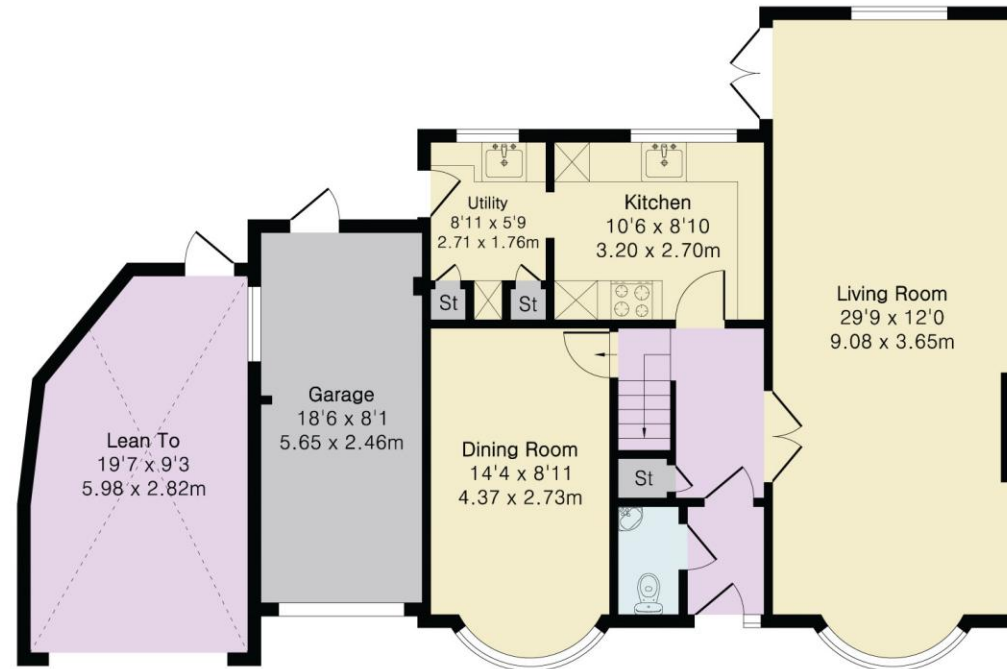
Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 688 sq ft – 64 sq m

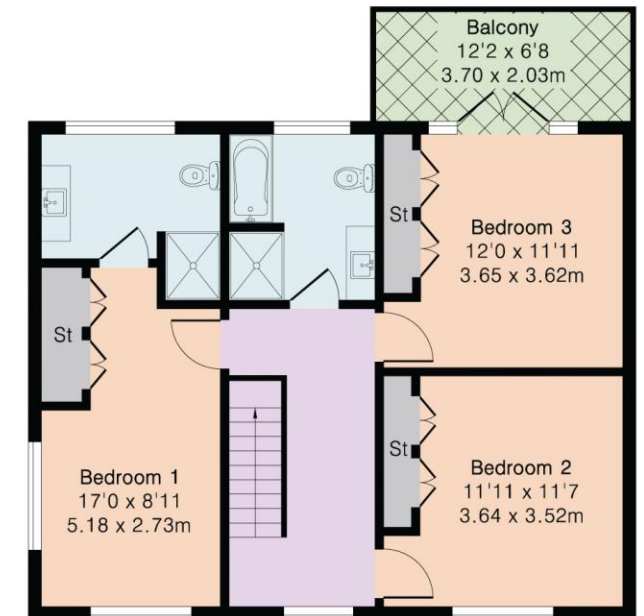
Garage Area 149 sq ft – 14 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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