



Ashurst Road
Cockfosters, EN4





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Ashurst Road

Situated in a highly sought-after Barnet location, this detached bungalow is offered with no onward chain and provides excellent scope to modernise and extend, subject to the necessary planning permissions.

The accommodation comprises a welcoming entrance hall leading to a bright rear reception room with fireplace and direct access to the garden. The kitchen is fitted with a range of units, ample work surfaces and space for a breakfast table, with a skylight providing excellent natural light. There are two ground floor bedrooms (one currently arranged as a dining room) together with a well-appointed shower room. The converted loft offers additional versatile space, suitable for use as a home office, guest bedroom or studio.

Externally, the property benefits from a driveway providing off-street parking for several vehicles and an integral garage. The south-east facing rear garden is a particular feature, with a raised patio area, generous lawn and mature planting offering a good degree of privacy, along with further potential for landscaping or extension, subject to planning.

The property is well located for access to Cockfosters, Oakwood, New Barnet and Oakleigh Park stations, as well as excellent road links via the A1 and M25. A wide range of local amenities, schools, cafés and green spaces are nearby, including Trent Park and Oak Hill Park.



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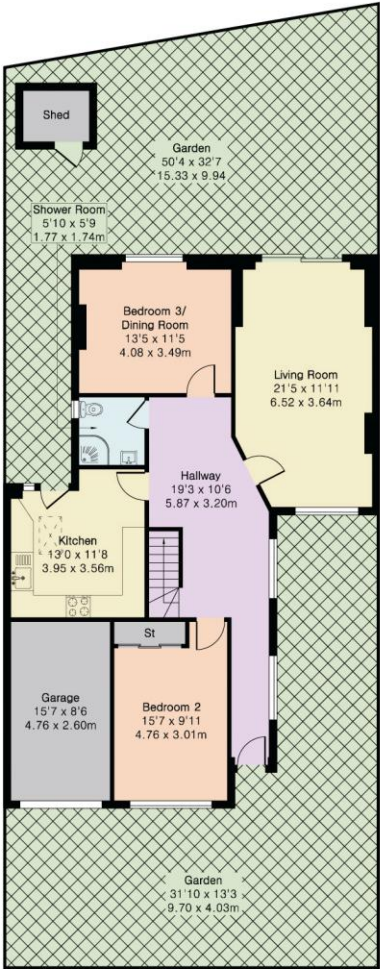


Council Tax: E
Local Authority: Barnet
Tenure: Freehold

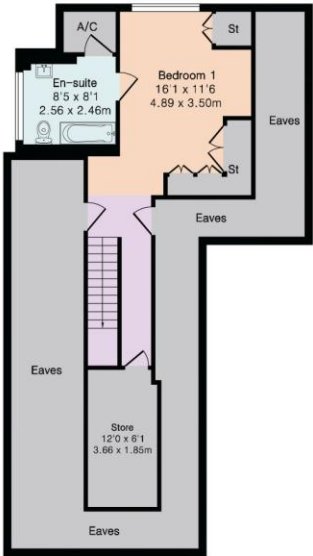
Approximate Gross Internal Area 1416 sq ft - 132 sq m
(Excluding Garage)
Ground Floor Area 976 sq ft – 91 sq m
First Floor Area 440 sq ft – 41 sq m
Garage Area 135 sq ft – 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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.





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