



# The Paddocks

Cockfosters, Barnet, EN4





# The Paddocks

Occupying a peaceful position within a quiet cul-de-sac, this impressive double-fronted detached residence offers beautifully proportioned family accommodation, complemented by a spacious driveway, an integral garage, and a beautifully presented low-maintenance rear garden.

Ideally situated within easy walking distance of excellent transport links and local amenities, this exceptional home combines convenience with contemporary family living.

A bright and welcoming entrance hall, complete with a dining area, creates an inviting first impression and flows effortlessly into an elegant dual-aspect reception room. Bathed in natural light, this superb living space provides the perfect setting for both everyday living and entertaining.

The bespoke fitted kitchen has been thoughtfully designed with integrated appliances, including an oven and hob, and benefits from French doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The kitchen also provides direct access to the integral garage. A spacious study offers the ideal home office or versatile additional reception room, while a guest cloakroom completes the ground floor.

The first floor is equally impressive, featuring a generous principal bedroom with fitted wardrobes and a beautifully appointed en suite bathroom incorporating both a bath and separate shower. Three further well-proportioned double bedrooms are served by a stylish family shower room.

The rear garden has been thoughtfully designed for low-maintenance living, featuring an attractive AstroTurf lawn that provides a smart and practical outdoor space. Offering a private setting, it is perfectly suited to both family enjoyment and al fresco entertaining throughout the year.

To the front, a spacious driveway provides ample off-street parking, complementing the property's attractive frontage and integral garage.

**Location:** Ideally positioned for families and commuters alike, the property is within easy walking distance of Cockfosters Underground Station (Piccadilly Line), together with an excellent selection of local shops, cafés and restaurants. Highly regarded schools are also close by, including Trent Primary School (approximately 0.2 miles), JCoSS (approximately 0.7 miles), East Barnet School (approximately 0.9 miles), and Southgate School (approximately 1.4 miles).



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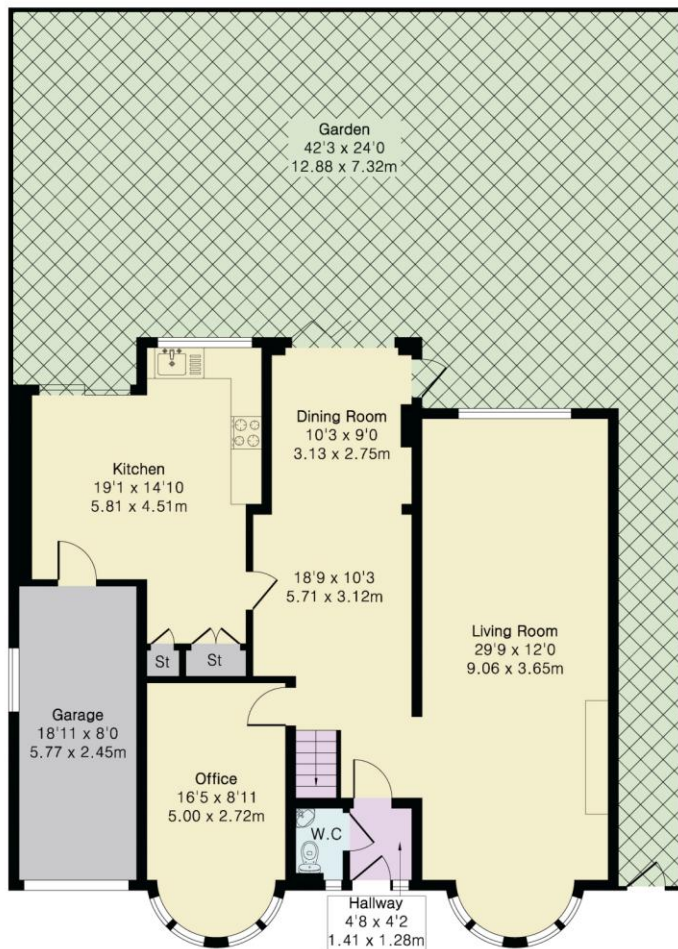
**Approximate Gross Internal Area 2250 sq ft - 209 sq m  
(Including Garage)**

Ground Floor Area 1262 sq ft – 117 sq m

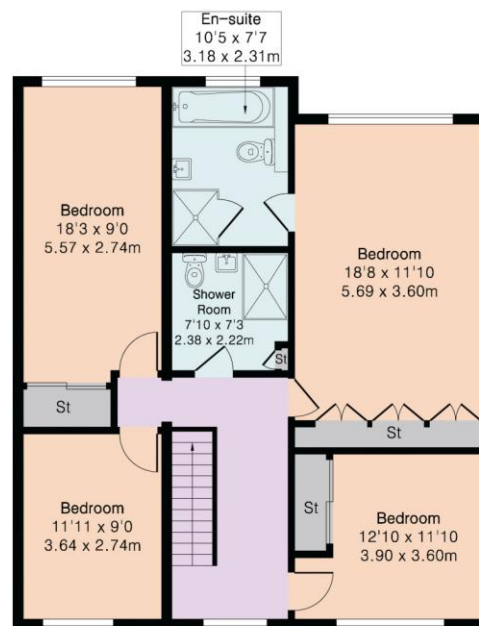
First Floor Area 988 sq ft – 92 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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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