



Bevan Road
Barnet, EN4

Bevan Road

Situated in the highly sought-after area of Cockfosters, this impressive four-bedroom semi-detached family home has been thoughtfully extended to provide generous and versatile living accommodation, combining contemporary family living with excellent entertaining space.

The ground floor benefits from a substantial double-storey side extension, creating a well-balanced and spacious layout.

Upon entering, there is a welcoming hallway leading to a generous through lounge, providing an ideal principal reception space, alongside a second reception room, currently arranged as an office, offering excellent flexibility for modern family life.

To the rear is the wrap-around kitchen/diner, creating a superb heart of the home with ample space for both everyday dining and entertaining. The ground floor is further complemented by a convenient W.C.

The first floor provides four bedrooms, three of these are doubles, with the principal bedroom benefiting from its own en-suite shower room. There is also a further well-appointed family bathroom, serving the remaining bedrooms.

Externally, the property continues to impress with a private rear garden, offering a pleasant outdoor setting for relaxation and entertaining. The garden also benefits from a detached garage and private parking space, with vehicular access provided via a side gate.

Perfectly positioned for the amenities and lifestyle of Cockfosters, the property is within easy walking distance of a variety of local shops, transport links and the open spaces of Trent Park. This is an excellent opportunity to acquire a substantial family home in one of North London's most desirable residential locations.





STATONS





STATONS





STATONS









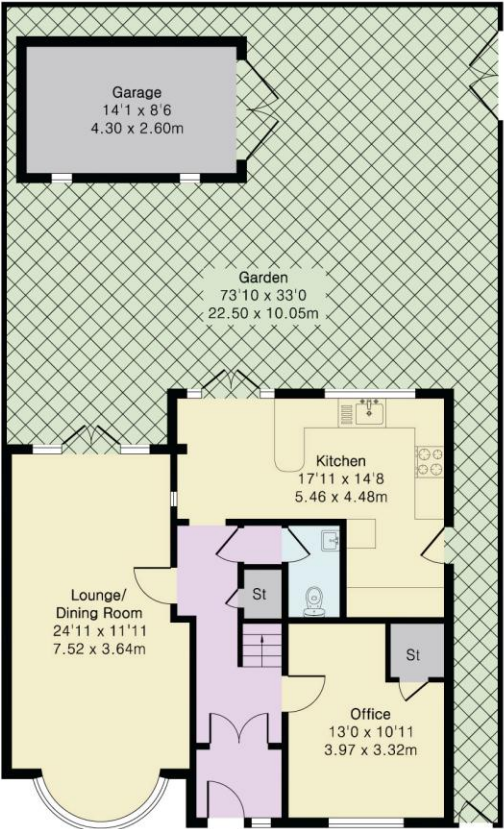
Council Tax: E
Local Authority: Barnet
Tenure: Freehold



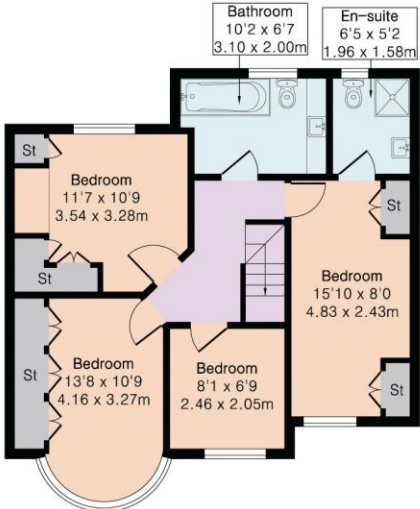
Approximate Gross Internal Area 1377 sq ft - 128 sq m
(Excluding Garage)

Ground Floor Area 756 sq ft – 70 sq m
First Floor Area 621 sq ft – 58 sq m
Garage Area 120 sq ft – 11 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	70 C	
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.





STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

STATONS
www.statons.com