

Verwood Drive, Cockfosters, Hertfordshire, EN4 9TP

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Verwood Drive

A beautifully presented detached family home situated in a popular road just moments away from Cockfosters Station of Hadley Wood. The house comprises of four bedrooms, two bathrooms, two reception rooms and a large kitchen/diner.

The ground floor accommodation comprises of a bright entrance hallway, spacious lounge which leads to a bright and airy dining room. The kitchen is shaker style with floor and base units with integrated appliances and doors leading to the well-kept garden. In addition, there is a separate study/family room. Along with a utility room which is accessed off the kitchen there is a guest W.C located off the entrance hallway.

The first-floor accommodation benefits from four bedrooms, two bathrooms with the principal suite benefits from a range of built in wardrobes and an en suite bathroom. The modern family bathroom consists of a three-piece suite.

The private landscaped rear garden features a patio area ideal for entertaining which leads to the mature garden beyond.

















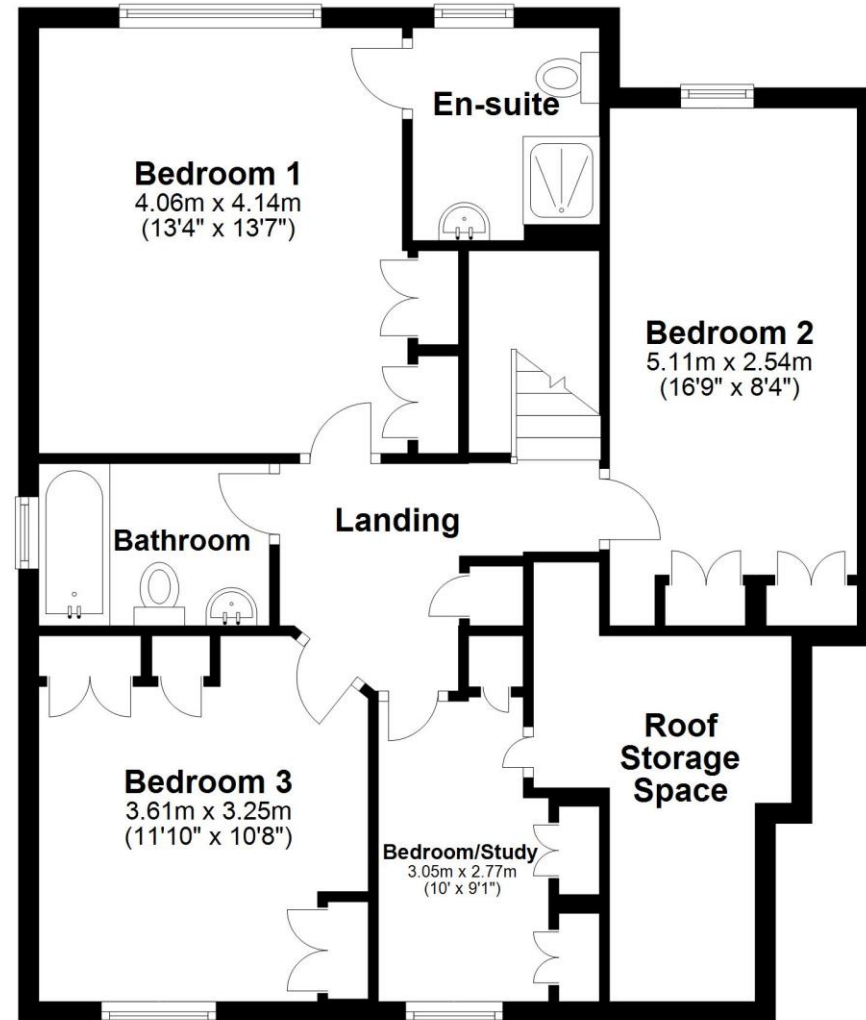




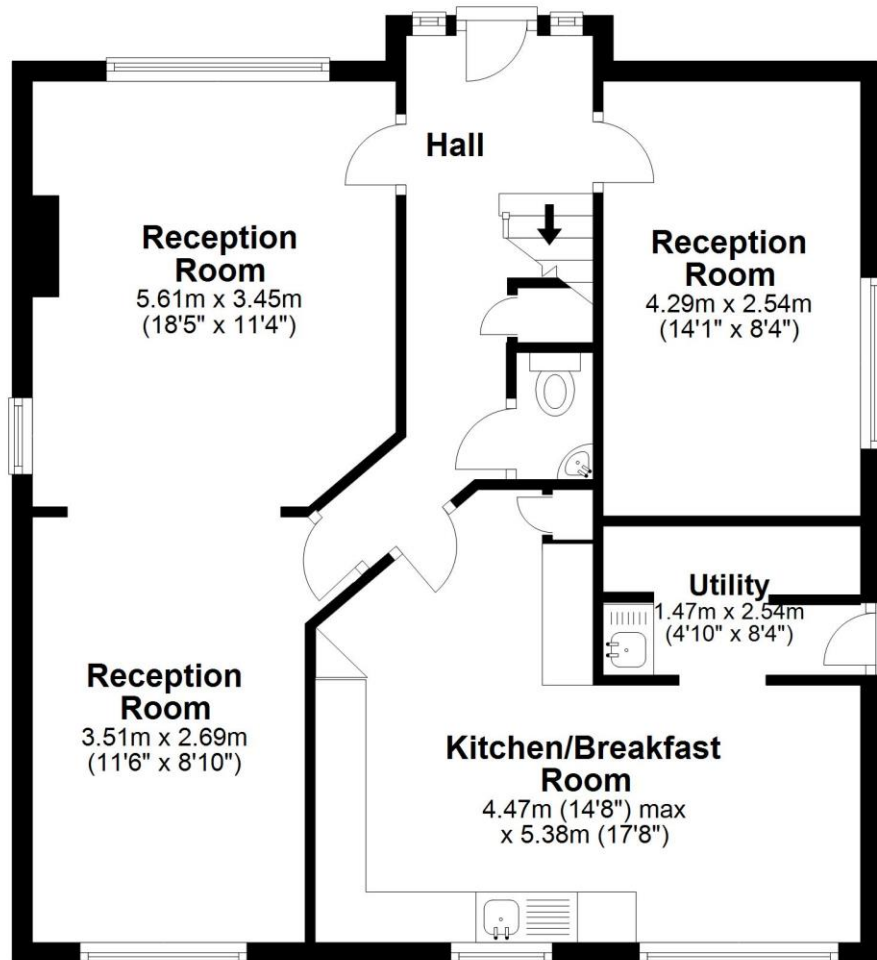




First Floor
 Approx. 74.0 sq. metres (796.5 sq. feet)



Ground Floor
 Approx. 70.3 sq. metres (756.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Plan produced using PlanUp.

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The Property Ombudsman

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - G
Local Authority – Barnet

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