

Gloucester Gardens, Cockfosters, Barnet, EN4 0QP



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# Gloucester Gardens

This spacious 5-bedroom family home is situated in the heart of Cockfosters, conveniently close to transport links and local schools.

This charming home features a welcoming porch that opens into a bright and airy entrance hall. From here, you can access the spacious lounge, which boasts a large bay window that floods the room with natural light. There is also a second reception room that seamlessly connects to an open-plan kitchen and dining area.

The kitchen is equipped with integrated appliances and features a central island. Double doors open from the kitchen to the garden, and a skylight enhances the brightness of the space.

Completing this floor is a practical utility room conveniently located off the kitchen, there is a downstairs shower room, providing extra convenience for family and guests.

The first-floor features two spacious double bedrooms, along with a third room that can serve as a guest room or home office. There is also a family bathroom equipped with both a bath and a shower, ensuring ample facilities for everyone.

On the second floor, there is a spacious principal bedroom featuring a Juliet balcony and an ensuite bathroom. Additionally, there is a further bedroom on this floor.

At the rear of the property, you will find a spacious decked area perfect for outdoor dining, complete with steps leading down to the patio. The garden continues with a lawn area bordered by shrubs and planted beds. Additionally, there is a garage/shed in the garden, providing excellent storage space.

The front of the property features a paved driveway, providing ample off-street parking for several vehicles.

**Location:** The property is just a short walk from Cockfosters Road, which boasts a variety of shops and restaurants. There are several local schools nearby, including Southgate Secondary School, approximately 0.1 miles from the property, and Trent Primary School, about 0.9 miles away. Additionally, residents can enjoy both Cockfosters and Oakwood shopping parades.

Cockfosters underground station is approx. 0.3 miles away making the house very convenient for all members of the family.



















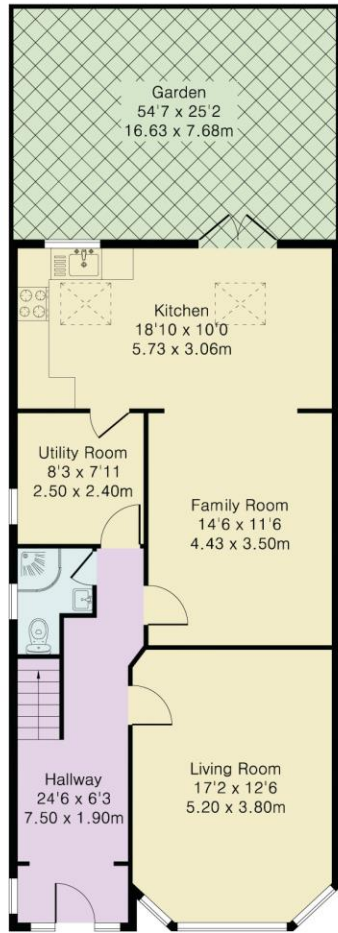












Ground Floor

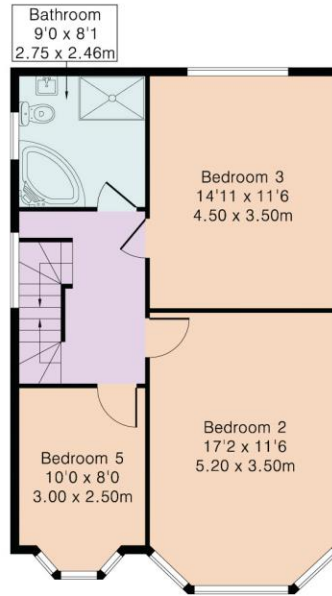
**Approximate Gross Internal Area 1976 sq ft - 183 sq m**

Ground Floor Area 821 sq ft – 76 sq m

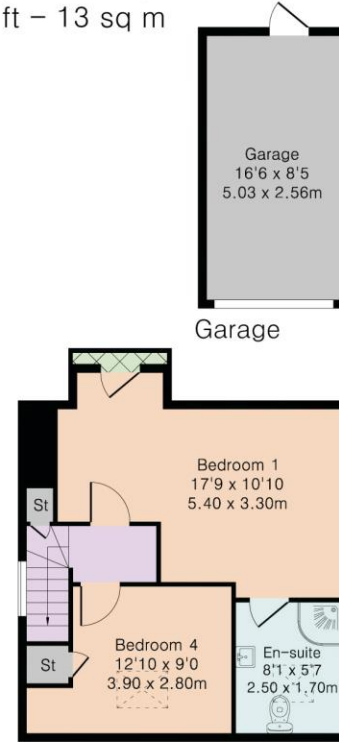
First Floor Area 605 sq ft – 56 sq m

Top Floor Area 411 sq ft – 38 sq m

Garage Area 139 sq ft – 13 sq m



First Floor



Top Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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 – Enfield

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