

**STATONS**

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# Fairgreen East

Cockfosters

# Fairgreen East Cockfosters, EN4 0QR

SHORT TERM RENTAL OF 8 MONTHS FROM 1st SEPTEMBER. Utility bills and WIFI included in rental price. FULLY FURNISHED THROUGHOUT.

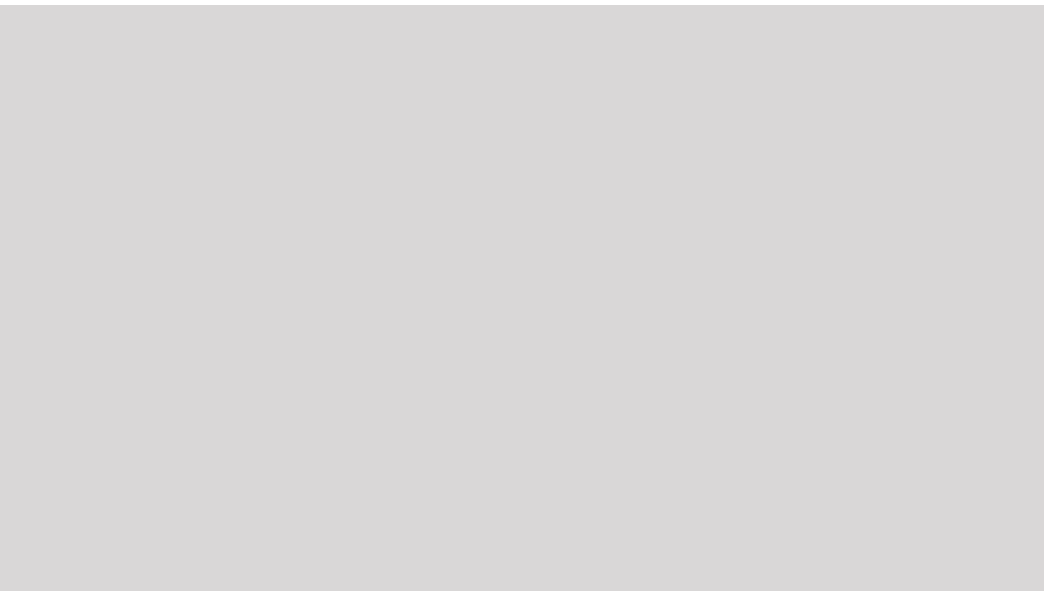
A stunning detached family home located just off The Cockfosters Road, is available for a SHORT TERM rental between September to End of April 2024.

Please note the top floor is locked and not available to use. The other 3 floors are fully available. 3/4 bedrooms, four bathrooms, open plan kitchen to living area, separate lounge, gym room, wine cellar and set behind electric gates.









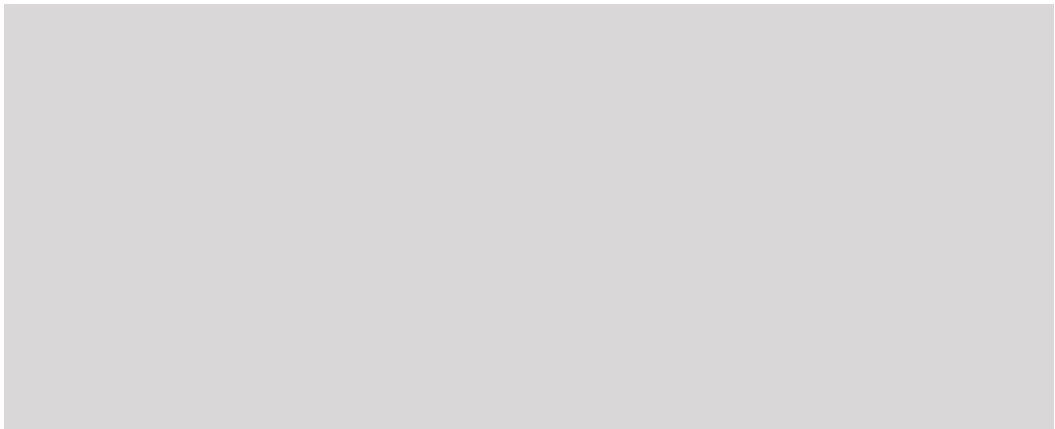






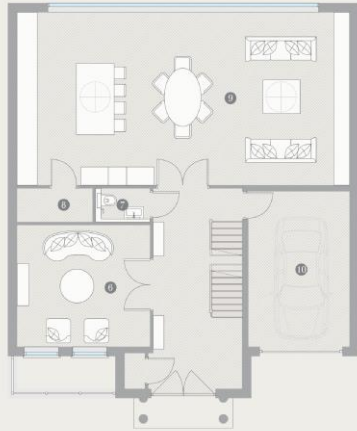








## GROUND FLOOR

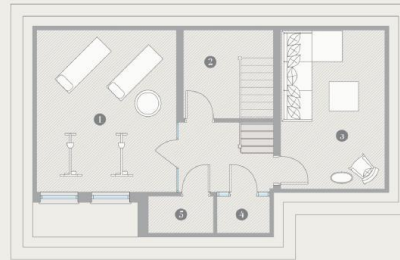


### DIMENSIONS

6. LOUNGE	4.2m x 4.0m
7. WC	1.0m x 1.1m
8. LARDER	2.5m x 1.1m
9. FAMILY/DINING/KITCHEN	10.0m x 3.7m
10. GARAGE	10.0m x 5.7m



## LOWER GROUND



### DIMENSIONS

1. GYM	4.2m x 5.1m
2. CHANGING ROOM	2.6m x 2.9m
3. CINEMA	3.3m x 5.1m
4. WINE STORE	1.7m x 1.3m
5. IT	2.0m x 1.3m



## FIRST FLOOR



### DIMENSIONS

11. MASTER BEDROOM	4.3m x 4.2m
12. DRESSING ROOM	3.4m x 1.6m
13. ENSUITE	3.3m x 2.0m
14. BEDROOM 2	3.4m x 2.6m
15. ENSUITE 2	1.6m x 2.0m
16. BEDROOM 3	3.5m x 2.9m
17. ENSUITE 3	1.6m x 3.0m
18. LAUNDRY	1.7m x 2.0m



# STATONS

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## STATONS PREMIER LETTINGS

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