



# Carson Road

This beautifully presented detached four-bedroom family home has recently been renovated to provide a modern design with bright and spacious living accommodation.

## Ground Floor

### **Entrance and Hallway**

- Welcoming hallway with glazed doors leading to a study, family reception room and an open plan kitchen diner living room

### **Open Plan Kitchen Diner Family Room**

- Double glazed doors from the hallway open to a perfectly zoned open plan kitchen diner and family room
- Newly appointed kitchen with matt finished doors, a range of integrated appliances, and Quartz worktops
- Door from the kitchen leading to a spacious utility room, reappointed to match the kitchen
- Guest WC completes the ground floor

### **Living Areas**

- Beautifully bright lounge with two sets of double doors opening out onto the mature garden
- Second reception room with a gas fireplace
- Home office and cloakroom

## First Floor

### **Bedrooms and Bathrooms**

- Four double bedrooms
- Well-appointed family bathroom
- Primary suite overlooking the rear garden with a spacious ensuite bathroom

## Exterior

### **Garden and Garage**

- Rear garden featuring a patio leading to a lawn with planted borders
- Double garage to the side of the property providing off-street parking

### **Additional Features**

- Upgraded heating system
- New decoration throughout
- Engineered wood flooring on the ground floor
- Newly fitted carpets on the staircase and first floor
- \*PLANNING PERMISSION HAS BEEN GRANTED FOR A LOFT CONVERSION\*

**Location:** Situated in a quiet cul-de-sac in Cockfosters, the property is within easy reach of Cockfosters tube station (Piccadilly line) and mainline New Barnet station (Moorgate Line). Walking distance to a wide variety of local shops on the parade and beautiful Trent Park. Excellent local schools include Trent Primary School, Southgate Secondary School, JCOS, and East Barnet School.



























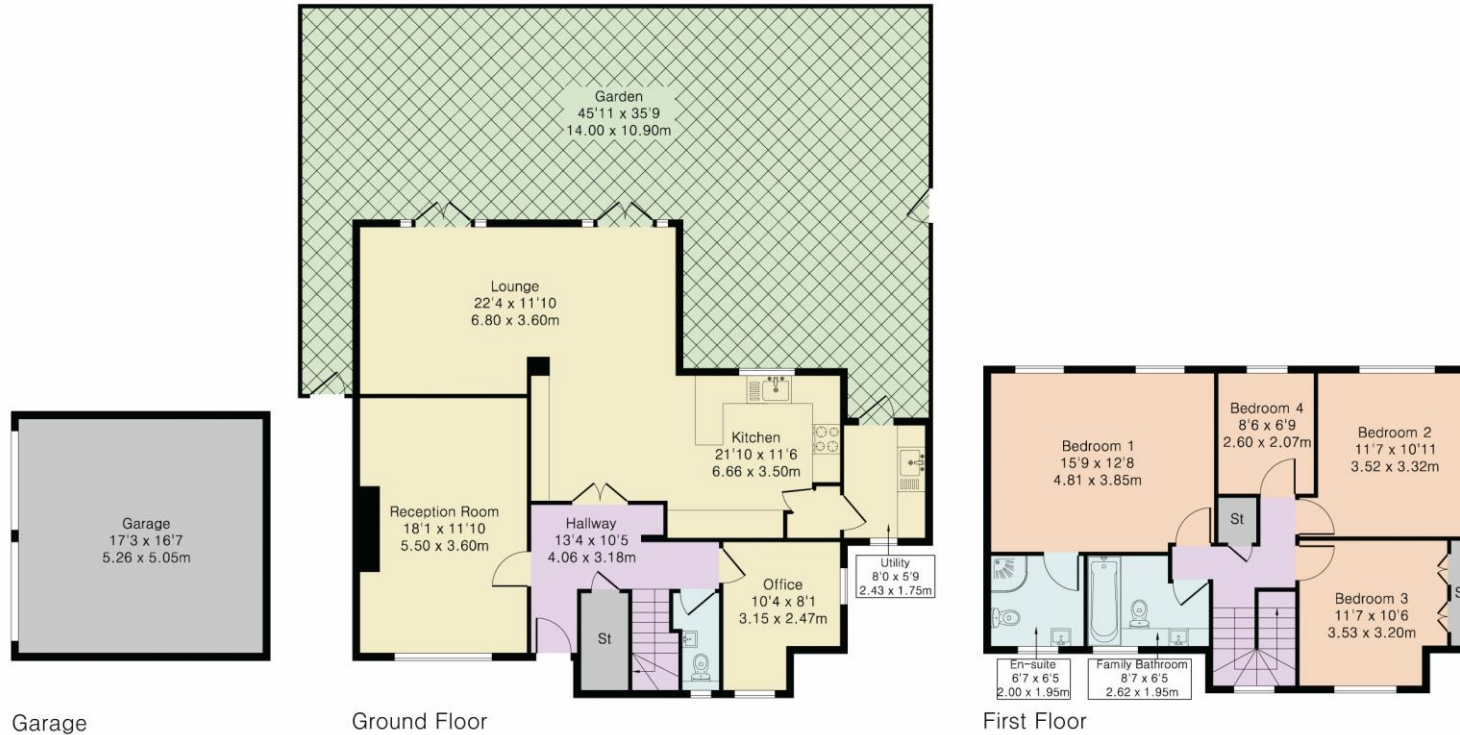








Approximate Gross Internal Area 1967 sq ft – 183 sq m  
 Ground Floor Area 984 sq ft – 91 sq m  
 First Floor Area 697 sq ft – 65 sq m  
 Garage Area 286 sq ft – 27 sq m



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.



# STATONS

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The Property  
Ombudsman

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(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	

Council Tax - G  
Local Authority – Barnet

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