

**STATONS**



**Langford Crescent**

**Cockfosters**





Langford Crescent  
Cockfosters  
Hertfordshire  
EN4 9EH

This charming and modern semi-detached house is a perfect blend of style and functionality. Boasting a spacious 1,054 sq ft layout, this property has been extended well on the ground floor: featuring 3 bedrooms, 1 large through reception room, spacious kitchen diner and a well-appointed bathroom. Offered unfurnished, this home is a blank canvas waiting for your personal touch.

Enjoy the convenience of off-street parking and a garage, as well as a lovely garden perfect for relaxing or entertaining. The property is situated in a quiet and peaceful neighbourhood, providing a homely and tranquil atmosphere. With its affordable price point and clean, comfortable living spaces, this property offers a fantastic opportunity for those seeking a quality home in a sought-after location. Don't miss out on the chance to make this house your own – arrange a viewing today!

































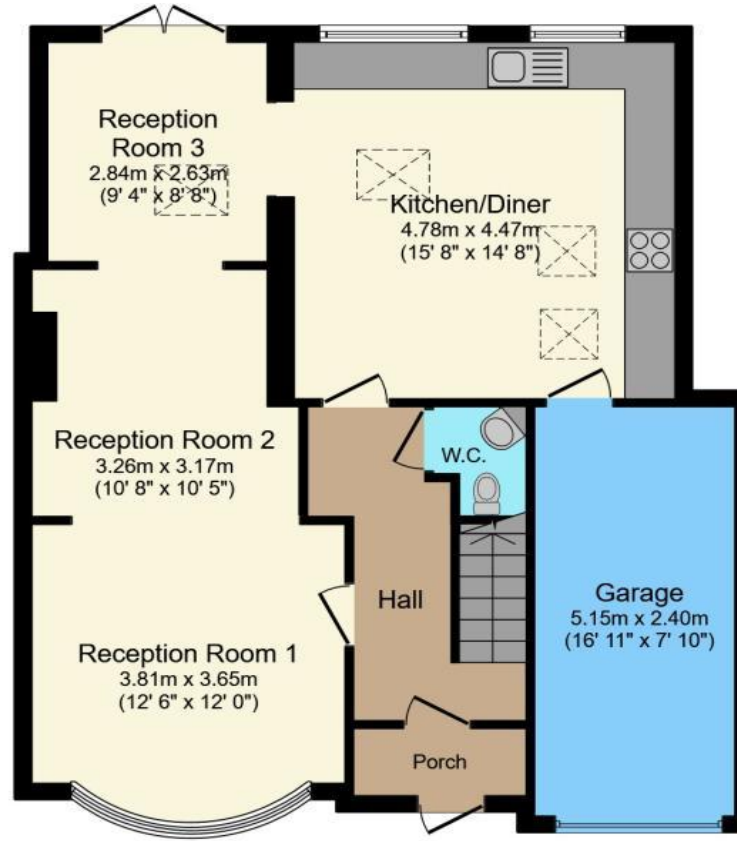




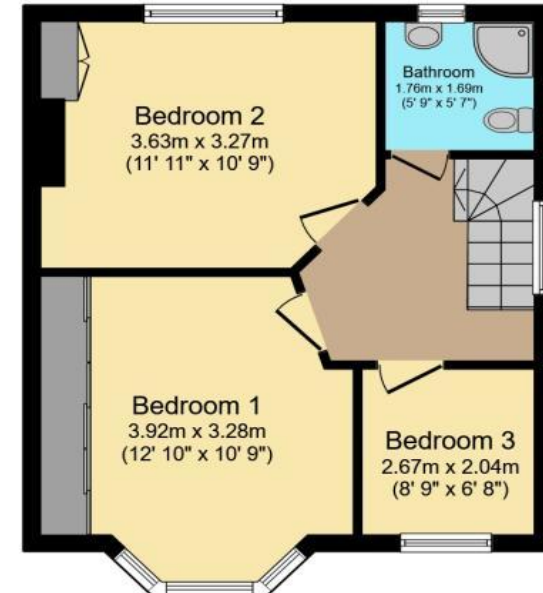








**Ground Floor**



**First Floor**

Total floor area 118.0 sq. m. (1,270 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.



# STATONS

## STATONS PREMIER LETTING

1 HADLEY PARADE  
HIGH STREET  
BARNET  
EN5 5SX

020 8441 9796  
[lettings.office@statons.com](mailto:lettings.office@statons.com)

