



Belmont Avenue, Barnet, EN4

Asking Price: £925,000

Freehold

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Ground floor accommodation comprises of spacious reception room with French doors leading to 52x50ft West facing garden, square bay fronted dining room, modern fitted kitchen, W/C and garage. Four double bedrooms to first floor with bright landing, shower room, separate W/C and incredible views over Barnet. The house backs onto allotments and benefits from potential to extend in the loft and to ground floor subject to necessary planning consents.

This home is well placed for Cockfosters High Street with its array of shops and local amenities and in the catchment area for several highly regarded schools such as JCROSS, Trent CofE Primary, along with Livingstone and East Barnet a short walk away. The property is also well-placed for transport links with underground stations at Cockfosters (Piccadilly Line) as well as National Rail from New Barnet station providing fast trains to London's Kings Cross and Moorgate stations.

- DETACHED HOUSE
- CHAIN FREE
- POTENTIAL TO EXTEND (STPP)
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE
- OFF STREET PARKING
- WEST FACING GARDEN
- CLOSE TO COCKFOSTERS UNDERGROUND
- COUNCIL TAX BAND G

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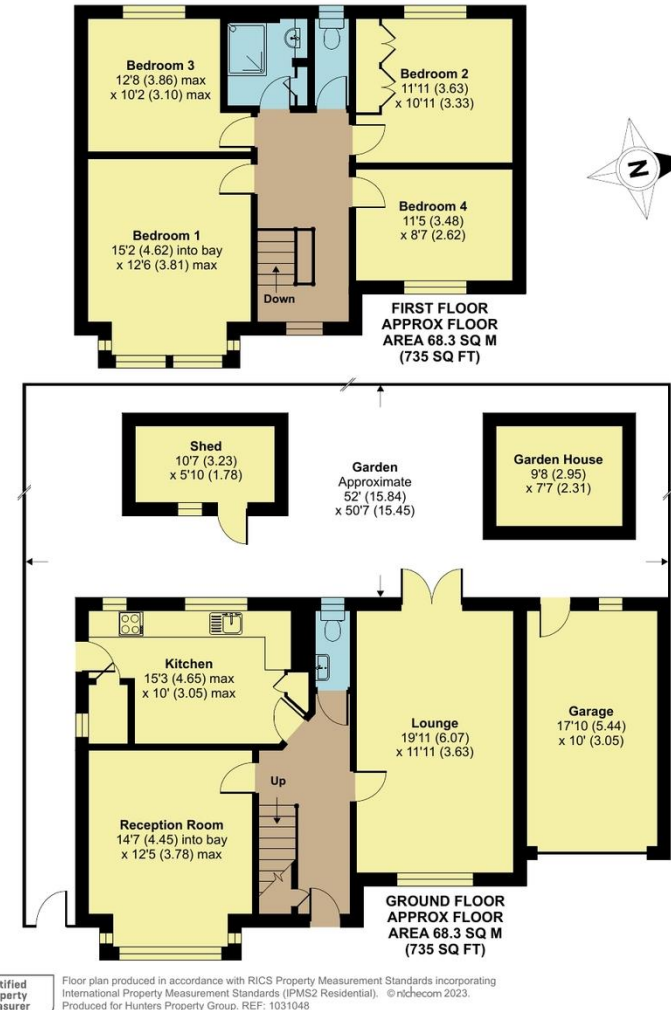
Approximate Area = 1470 sq ft / 136.6 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuilding(s) = 136 sq ft / 12.6 sq m

Total = 1786 sq ft / 165.9 sq m

For identification only - Not to scale









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN230291