



Grove Road, Cockfosters, Barnet, EN4

Asking Price: £435,000
Leasehold

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This spacious ground-floor, double-fronted maisonette offers the exclusive use of both front and rear gardens and is located in a quiet residential turning near JCoSS, just under a mile from Cockfosters tube station.

Accessed through its own entrance, the property features a welcoming hallway leading to a bright bay-fronted reception room, a stylish rear-facing kitchen breakfast room with direct access to a 30ft rear garden, bedroom with extensive fitted wardrobes, further double bedroom, and a three-piece bathroom with overhead drench shower.

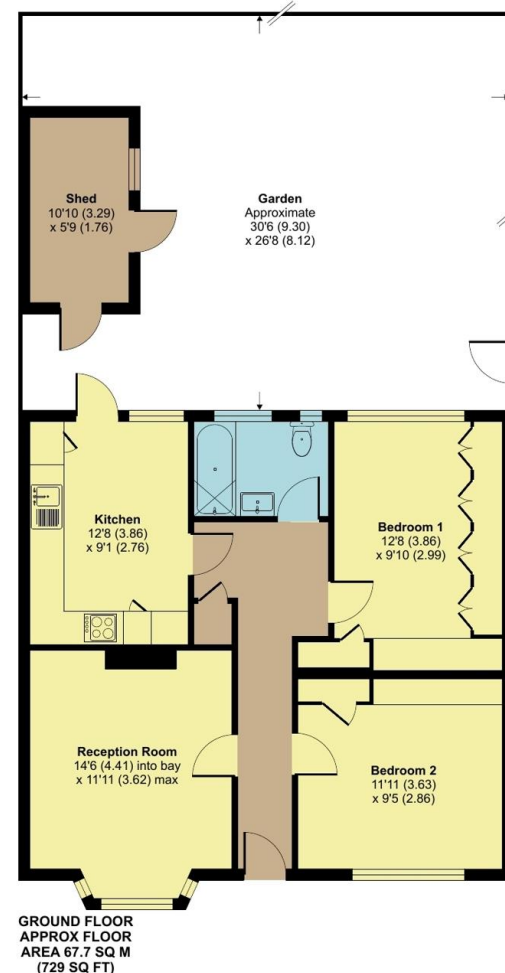
Set in a sought-after area, the property is well-positioned for a range of top-rated schools, including the Ofsted Outstanding Trent CofE Primary, along with Livingstone & Danegrove Primary, East Barnet Secondary, and JCoSS. Transport links are excellent, with Cockfosters Underground station (Piccadilly Line) nearby, as well as National Rail services from New Barnet Station providing fast connections to London King's Cross and Moorgate. The property is also within a mile of the scenic Trent Park.

- **GROUND FLOOR MAISONETTE**
- **EXTENDED LEASE**
- **TWO DOUBLE BEDROOMS**
- **RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **THREE PIECE BATHROOM**
- **FRONT & REAR GARDEN**



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Approximate Area = 729 sq ft / 67.7 sq m
Outbuilding = 62 sq ft / 5.7 sq m
Total = 791 sq ft / 73.4 sq m
For identification only - Not to scale



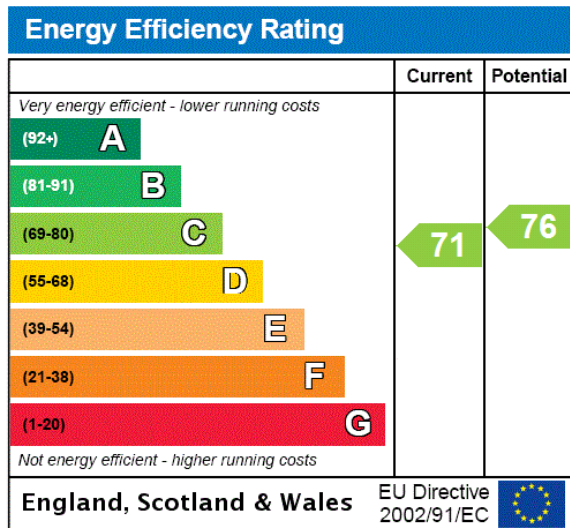
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1249714











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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: BRN250018