



**Linthorpe Road, Cockfosters, Barnet, EN4**

**Asking Price: £675,000**

*Freehold*



A three bedroom semi detached family house with 70ft rear garden.

Located just moments from JCoSS, this well-presented three-bedroom semi-detached family home offers excellent potential to extend (subject to planning permission). Boasting a generous 70ft south-facing garden and off-street parking, it's perfectly suited for growing families within proximity to local woodlands and meadows of Monken Hadley Common and Jack's Lake, while Trent Country Park—offering over 400 acres of green space, a café, and a treetop adventure course—is just a mile away.

Accommodation comprises a through reception room, fitted kitchen, three bedrooms and four-piece family bathroom.

The property sits in a popular residential area, ideally positioned for access to a range of highly regarded schools. These include Trent CofE Primary (rated Outstanding by Ofsted), Livingstone and Danegrove Primary Schools, East Barnet Secondary, and the nearby JCoSS.

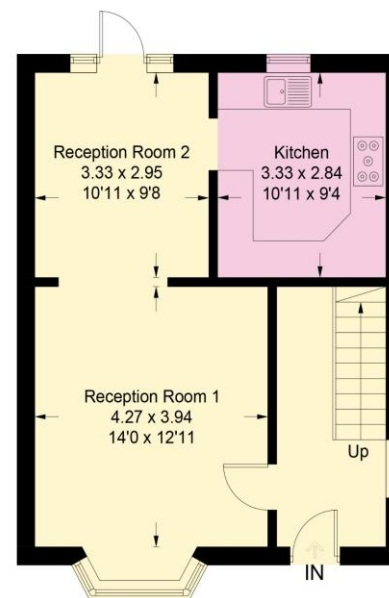
Commuters will benefit from excellent transport links, with Cockfosters Underground Station (Piccadilly Line) and New Barnet Station (National Rail) both within easy reach, providing direct services to London King's Cross and Moorgate.

- **SEMI DETACHED FAMILY HOUSE**
- **THREE BEDROOMS**
- **THROUGH RECEPTION ROOM**
- **FITTED KITCHEN**
- **FOUR PIECE FAMILY BATHROOM**
- **70ft SOUTH FACING GARDEN**
- **OFF STREET PARKING**
- **SCOPE TO EXTEND (STPP)**

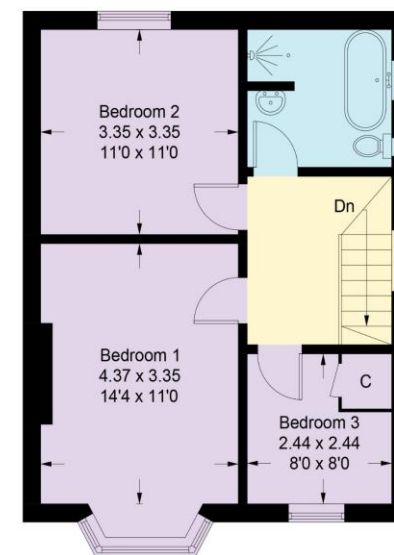


### 54 Linthorpe Road

Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230894)



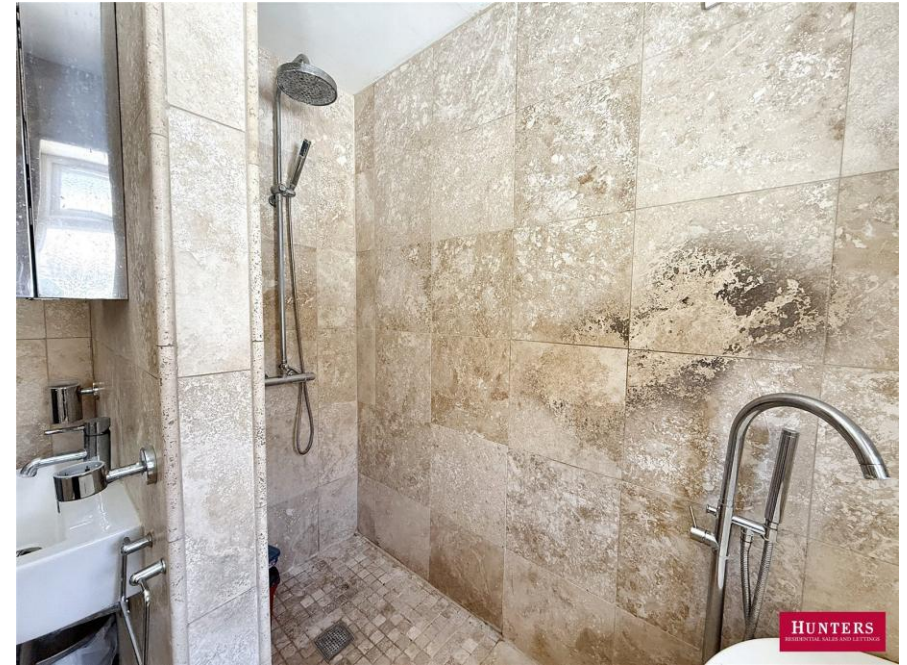
















Awaiting EPC

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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: BRN250072**