



Baring Road, Cockfosters, Barnet, EN4

Asking Price: £815,000

Freehold

This well-presented semi detached family home offers a delightful 50ft rear garden and a block-paved frontage providing off-street parking.

The accommodation features generous family living space accessed via an entrance hall with a guest WC. To the front is a bright bay fronted lounge, while the rear has been extended to include a kitchen/breakfast room, and adjoining large dining room, and further benefits from a TV/snug room, and a study space. There is also a useful utility room and a ground floor four piece bathroom.

The first floor provides four bedrooms, including a principal bedroom with its own en-suite shower room. Externally, the low-maintenance rear garden offers two patio areas, a barbecue space, and an artificial lawn.

Located in a popular residential area, the property is within easy reach of several highly regarded schools, including Trent CofE Primary, Danegrove Primary, East Barnet Secondary, and is moments from JCoSS and Livingstone Primary.

Excellent transport links are close by, with Cockfosters Underground Station (Piccadilly Line) and New Barnet National Rail Station providing direct services to London King's Cross and Moorgate. The recently opened Barnet Leisure Centre featuring a swimming pool and library is also just a short walk away whilst further afield sits Trent Park providing 400 acres of parkland.

- **SEMI DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN BREAKFAST ROOM**
- **TV ROOM/SNUG**
- **STUDY**
- **FOUR PIECE GROUND FLOOR BATHROOM**
- **EN-SUITE SHOWER**
- **50ft GARDEN & OFF STREET PARKING**
-



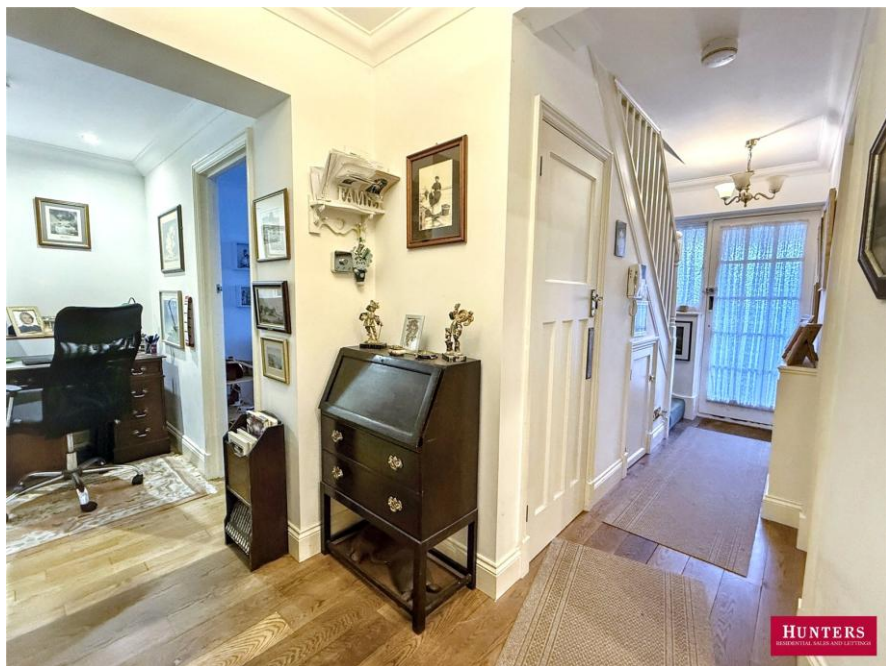
51 Baring Road

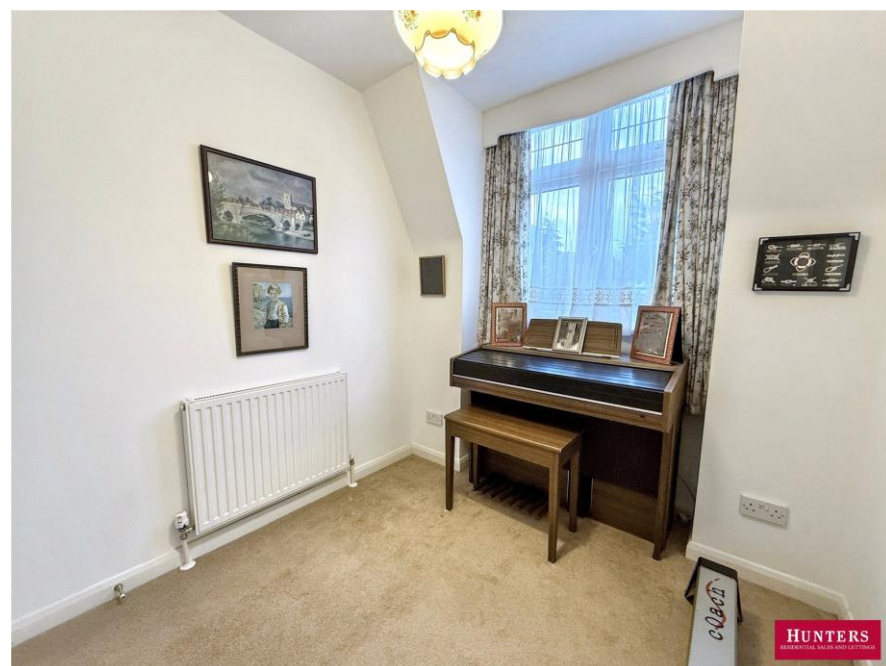
Approximate Gross Internal Area = 143.09 sq m / 1540 sq ft













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Reference: BRN250180