



**Westbrook Crescent, Cockfosters, Barnet, EN4**

**Asking Price: £675,000**

*Freehold*



## FOUR-BEDROOM FAMILY HOME WITH GLORIOUS 117ft x 32ft GARDEN, OFF-STREET PARKING & GARAGE

This well-presented semi-detached family home boasts a beautifully maintained rear garden measuring approximately 117ft by 32ft, perfect for outdoor living. A block-paved frontage provides convenient off-street parking and access to a garage.

Accommodation is spread over three floors and includes a bright front-facing reception room with a feature fireplace, a spacious kitchen/breakfast room at the rear, a guest WC, ground floor study and a conservatory with direct access to the garden. The top floor hosts a generous double bedroom overlooking the garden and adjacent school fields, with built-in cupboards and storage. Three additional bedrooms and a modern shower room are located on the first floor.

Situated in a highly sought-after residential area, the property is within easy reach of several well-regarded schools, including Trent CofE Primary, Livingstone Primary, Danegrove Primary, East Barnet Secondary, and is just moments from JCoSS.

Excellent transport links nearby include Cockfosters Underground Station (Piccadilly Line) and New Barnet National Rail Station, offering 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.

- SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- RECEPTION ROOM
- KITCHEN BREAKFAST ROOM
- CONSERVATORY
- GROUND FLOOR STUDY
- GROUND FLOOR WC
- SHOWER ROOM
- 117x32ft GARDEN
- FRONT OFF STREET PARKING



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Approximate Area = 1323 sq ft / 122.9 sq m

Garage = 134 sq ft / 12.4 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 1506 sq ft / 139.8 sq m

For identification only - Not to scale





















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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: BRN250239**