



Belmont Avenue, Cockfosters, Hertfordshire, EN4

Offers in Excess of: £845,000

Freehold

Charming Family Home with Potential to Extend and Develop

This lovely family home is set back behind its front garden with a driveway leading to a garage. A spacious and welcoming entrance hall—with a turning staircase and guest WC—provides access to the main living areas.

The generous rear-facing lounge connects to a bay-fronted dining room through double doors, offering flexibility to enjoy an open-plan layout or maintain separate spaces. The kitchen/breakfast room opens out to a raised terrace and private 65ft garden—ideal for entertaining and relaxing outdoors.

Upstairs, there are three well-proportioned bedrooms, each with built-in wardrobes. A family bathroom with bath, separate shower, and basin, along with a separate WC, completes the first floor.

Situated in a sought-after residential area, the property is within easy reach of excellent local schools, including JCoSS, Trent CofE Primary, Livingstone Primary, Danegrove Primary, and East Barnet School.

Transport links are exceptional, with Cockfosters Underground Station (Piccadilly Line) and New Barnet National Rail Station both offering quick connections to King's Cross and Moorgate. Nearby leisure options include Trent Park and Barnet Leisure Centre, which features a swimming pool and library.

- **SEMI DETACHED FAMILY HOUSE**
- **THREE BEDROOMS**
- **SPACIOUS ENTRANCE HALL**
- **THROUGH RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **GROUND FLOOR WC**
- **BATHROOM & SEPARATE WC**
- **65ft GARDEN**
- **DRIVE & GARAGE**
- **SCOPE TO EXTEND & DEVELOP**



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Approximate Area = 1289 sq ft / 119.7 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1439 sq ft / 133.6 sq m

For identification only - Not to scale













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: **BRN130183**