



Hamilton Road, Cockfosters, Barnet, EN4

Asking Price: £675,000

Freehold

Hamilton Road, Cockfosters, Barnet, EN4

This semi-detached bungalow boasts a lovely 52ft rear garden, a driveway at the front, and offers potential for extension and development (subject to planning permission).

The accommodation includes a spacious extended living area with two reception rooms, and access to the garden, an extended fitted kitchen, two front aspect bedrooms, and a three-piece bathroom.

Ideally situated within close proximity to several highly regarded schools, including Livingstone Primary and Nursery, Trent CofE Primary School, and JCoSS Secondary School. Local amenities and leisure facilities, such as Sainsbury's, Aldi supermarkets, and New Barnet Leisure Centre, are easily accessible.

The property is also conveniently located near Cockfosters Underground Station and Cockfosters Parade, which offers a variety of popular restaurants, along with the open green spaces of Trent Park.

- **SEMI DETACHED BUNGALOW**
- **TWO BEDROOMS**
- **TWO RECEPTION ROOMS**
- **EXTENDED FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **52ft GARDEN**
- **DRIVEWAY**
- **SCOPE TO EXTEND STPP**

20 Hamilton Road

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft

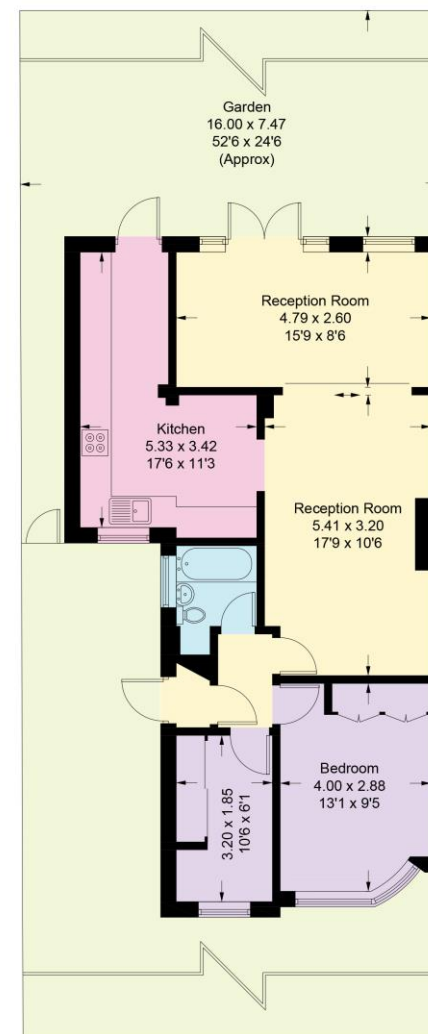


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169653)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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: **BRN240280**