



Grove Road, Cockfosters, Barnet, EN4

Asking Price: £450,000

Leasehold

Grove Road, Cockfosters, Barnet, EN4

This spacious ground-floor, double-fronted maisonette offers the exclusive use of both front and rear gardens and is located in a quiet residential turning near JCoSS, just under a mile from Cockfosters tube station.

Accessed through its own entrance, the property features a welcoming hallway leading to a bright bay-fronted reception room, a stylish rear-facing kitchen breakfast room with direct access to a 30ft rear garden, bedroom with extensive fitted wardrobes, further double bedroom, and a three-piece bathroom with overhead drench shower.

Set in a sought-after area, the property is well-positioned for a range of top-rated schools, including the Ofsted Outstanding Trent CofE Primary, along with Livingstone & Danegrove Primary, East Barnet Secondary, and JCoSS. Transport links are excellent, with Cockfosters Underground station (Piccadilly Line) nearby, as well as National Rail services from New Barnet Station providing fast connections to London King's Cross and Moorgate. The property is also within a mile of the scenic Trent Park.

- **GROUND FLOOR MAISONETTE**
- **TWO DOUBLE BEDROOMS**
- **RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **THREE PIECE BATHROOM**
- **FRONT & REAR GARDEN**
- **88 LEASE TERM £10pa GROUND RENT**
- **SERVICE CHARGE £821.96**



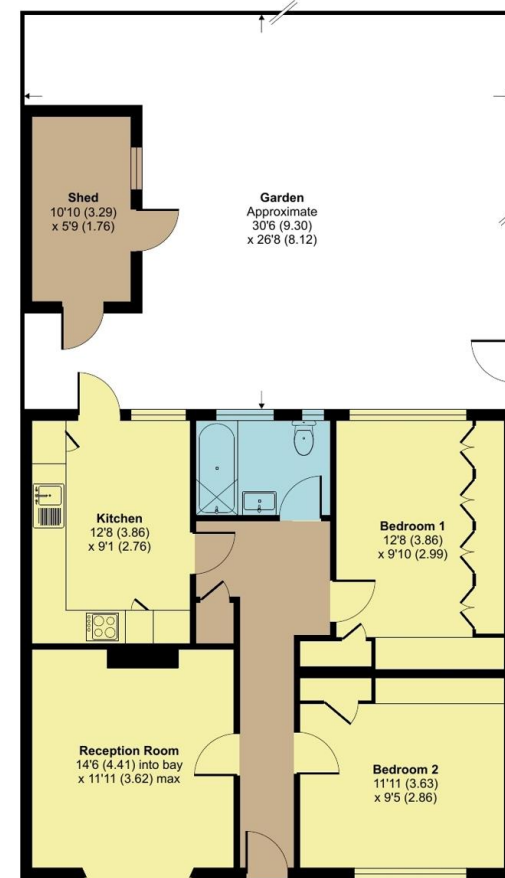
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Approximate Area = 729 sq ft / 67.7 sq m

Outbuilding = 62 sq ft / 5.7 sq m

Total = 791 sq ft / 73.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 67.7 SQ M
(729 SQ FT)

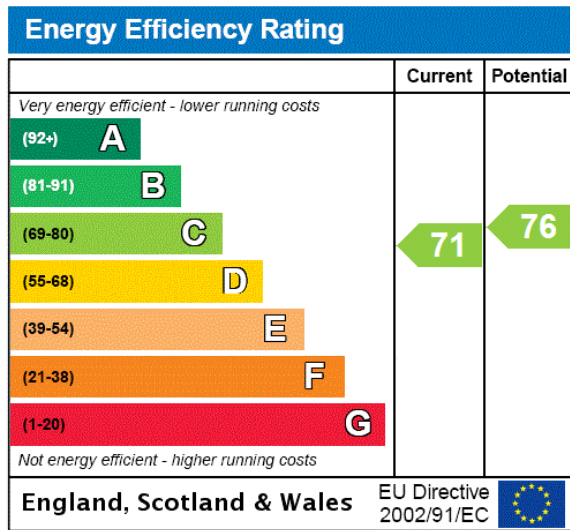
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1249714











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Reference: **BRN250018**