

# 11

LANGFORD  
CRESCENT



*effortless & exemplary living  
three-bedroom family home*

*guide price  
£800,000 – £835,000*

*a well maintained, three bedroom, semi detached family home, which offers plentiful space and access to all local amenities, in addition to being situated within walking distance to cockfosters station (piccadilly line), allowing quick and easy access into the capital.*



*description*

off street parking is available via a sizeable, blocked paved driveway, while the three-bedroom home is capacious and immensely attractive. bay windows and traditional build give his home a lovely style that provides real kerb appeal.

the rooms are drawn together by the light that streams from the aluminium bi-fold doors, which provide direct access into the private rear garden, which has a shed providing extra storage space. an additional reception room can be used as either a fourth bedroom, or an office/hobby room, and is also served by a downstairs bathroom.

there is plenty of room for living and dining in the downstairs space while the kitchen is thoroughly modern, fitted with white units, a double oven and hob, with plenty of room for appliances. a sizeable worktop adds to the convenience of this thoroughly contemporary area.

the first floor consists of three bedrooms, with the master being fitted with extensive wardrobe space. all bedrooms are conveniently served by another family bathroom, which has high end finishing with chrome fixtures and fittings throughout.





*downstairs offers flexible accommodation throughout, including an open plan, fully integrated kitchen diner – with a delightful feature fireplace and skylight.*



## *location*

langford crescent is situated in an enviable position, nestled within an established community with plenty of choices and opportunities for homeowners.

commuters benefit from the close proximity of cockfosters tube station – a short distance from the property - which is on the piccadilly line and highly convenient for travel in and out of central london. new barnet br station is also close by, taking in the great northern and thameslink services. further transport links include easy access to the m1 and m25 motorways and the a1 and a10 main roads plus many bus routes travelling regularly to and from the area to a variety of locations.

in terms of education there are many choices for all ages and types of students, with many primary and secondary schools within a short distance.

leisure facilities in the location of this property are also readily available, with new barnet leisure centre offering a selection of activities and events. hadley wood golf club is also close by, along with a variety of parks and open spaces.

with something to offer everyone in the area, it is no wonder en4 is one of the most popular postcodes in north london.

*floorplan:*

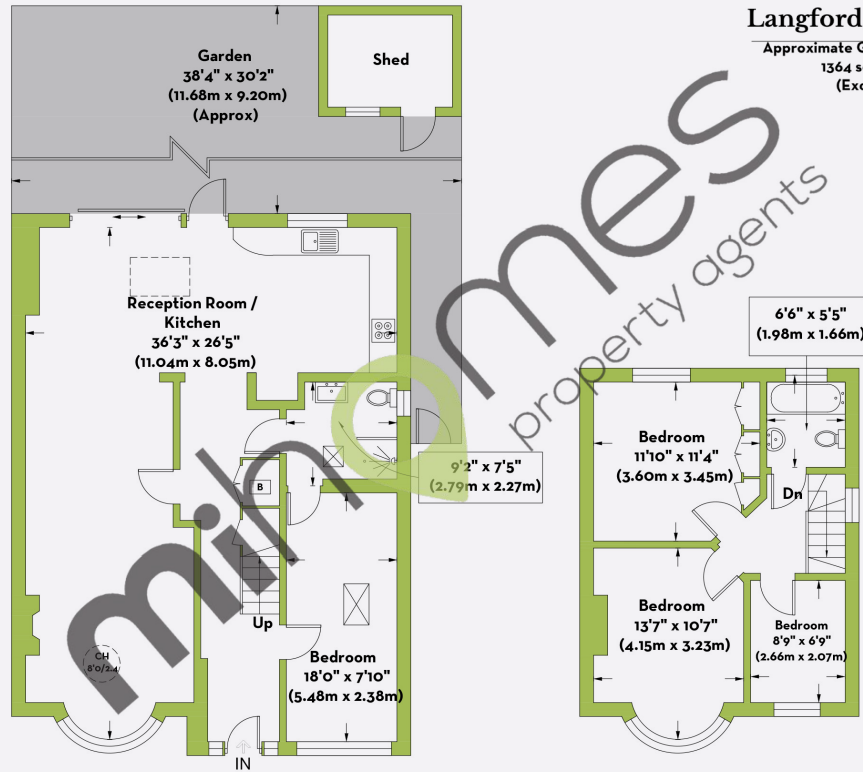
11 langford  
crescent,  
cockfosters,  
en4 9eg

tenure:  
freehold

epc rating:  
d

council tax band:  
e

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1020835)*



**Ground Floor = 943 sq ft / 87.6 sq m**

**First Floor = 421 sq ft / 39.1 sq m**


*overview*

- nearby to local amenities and transport links
- surrounded by an abundance of open green spaces
- potential to extend (stpp)
- private rear garden with shed for additional storage
- semi detached
- three bedrooms
- two bathrooms
- modern, fully integrated kitchen with skylight
- aluminium bi-folding doors to garden


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