

Mount Pleasant, Barnet, EN4 9ES



Price: £1,100,000  
Freehold

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this attractive 4 bedroom detached family home, benefiting from 2 spacious reception rooms, garage, off street parking and beautiful landscaped 45ft south facing garden. The property is situated in close proximity to excellent schools, Cockfosters Underground Station (Piccadilly Line) and the vast array of shops and restaurants that Cockfosters has to offer

- 4 BEDROOM DETACHED FAMILY HOME
- 2 SPACIOUS RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- LANDSCAPED 45FT SOUTH FACING REAR GARDEN
- GARAGE
- OFF STREET PARKING
- CLOSE PROXIMITY TO EXCELLENT SCHOOLS
- CLOSE TO AMENITIES

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
SITTING ROOM  
LIVING ROOM  
KITCHEN  
GROUND FLOOR CLOAKROOM  
4 BEDROOMS  
BATHROOM  
SEPARATE TOILET  
LANDSCAPED 45FT SOUTH FACING REAR GARDEN  
GARAGE  
OFF STREET PARKING

### **LOCATION**

Mount Pleasant is a sought-after road off Cockfosters Road (A111). The property is a short walk from Cockfosters Underground and a variety of shops close by. Trent Church of England Primary School is in close proximity. A variety of other schools are within a mile of the property. The M25 is only a short drive away.

### **LOCAL AUTHORITY**

London Borough of Barnet

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band G

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: \* One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card) \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).



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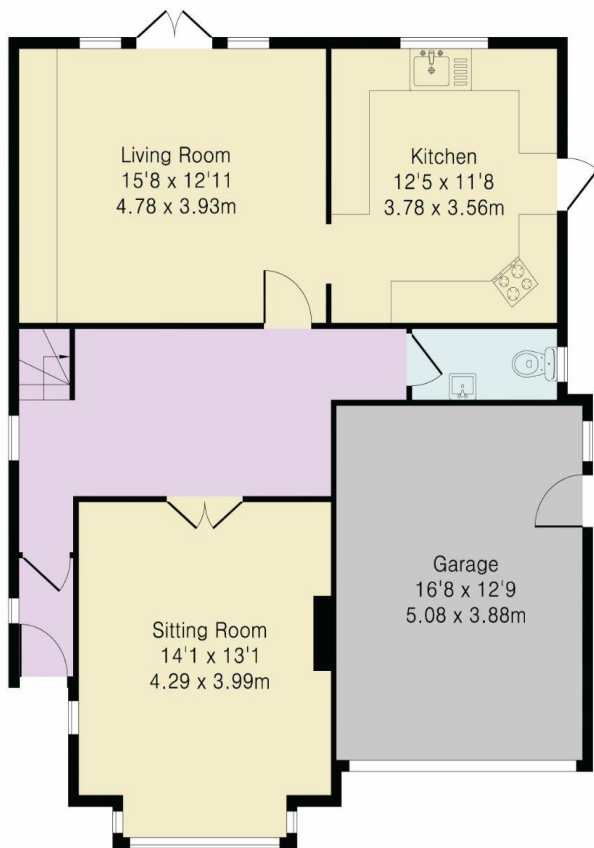
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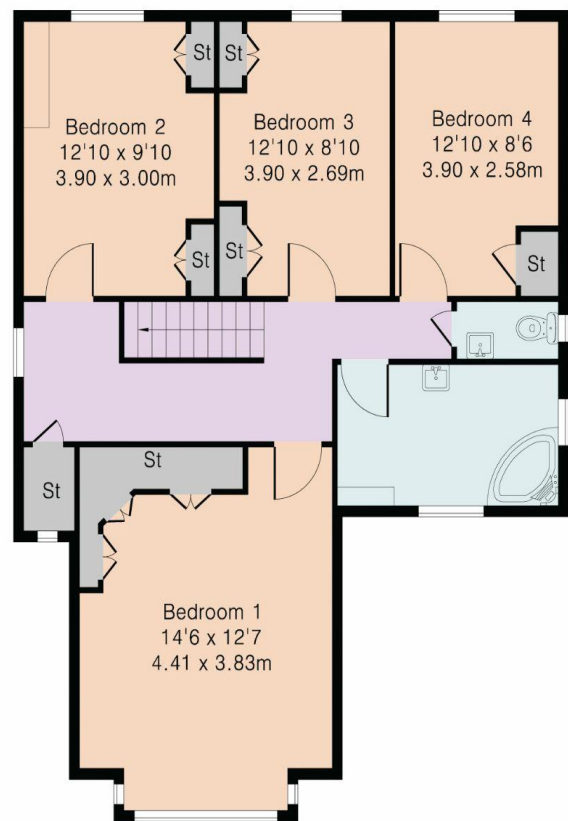
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Approximate Gross Internal Area 1787 sq ft – 166 sq m  
Ground Floor Area 978 sq ft – 91 sq m  
First Floor Area 809 sq ft – 75 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

