

The logo consists of the word "MiHomes" in a white, serif font, enclosed within a white, thin-lined rectangular border with rounded corners. The logo is positioned in the upper center of the image, overlapping the sky and the roofline of the house.

MiHomes

The house number "11" is displayed in a large, white, serif font, centered at the bottom of the image. It is positioned directly above the address line.

11

The address line "— SOMERCOATES CLOSE —" is written in a white, serif font, centered at the bottom of the image. It is flanked by short horizontal lines on either side.

— SOMERCOATES CLOSE —

Bright ground floor garden flat offering well arranged living space with private outdoor area in a peaceful residential setting.

Guide price £350,000

This well-presented one-bedroom ground floor garden flat on Somercoates Close, EN4 offers a bright and practical layout, ideal for first-time buyers, downsizers, or investors.



Extending to approximately 444 sq ft, the property is thoughtfully arranged to maximise both space and natural light throughout.

The accommodation opens into an entrance hall leading through to a spacious open-plan reception room and kitchen, creating a sociable living space with clearly defined areas for relaxing and dining.

The bedroom is well-proportioned and positioned for privacy, while the bathroom and additional storage are conveniently located off the hallway.

To the rear, the property benefits from direct access to a generous private garden, providing an excellent outdoor retreat with ample space for entertaining or unwinding.





Location

Someroates Close is a quiet residential turning in a highly sought-after part of EN4, perfectly balancing tranquillity with excellent connectivity. Ideally positioned within walking distance of Cockfosters, the property enjoys easy access to a variety of shops, cafés, and local amenities, along with Cockfosters Underground Station on the Piccadilly Line. A particular highlight is the pleasant shortcut through nearby woodlands, offering a scenic and convenient walk to the station.

The location also benefits from proximity to New Barnet, providing additional shopping and transport options, including mainline rail services into Central London. For road users, the A1 and M25 are easily accessible.

The area is further enhanced by the nearby Trent Park, with its expansive green spaces, walking routes, and leisure facilities, making it especially appealing for those who enjoy outdoor living.



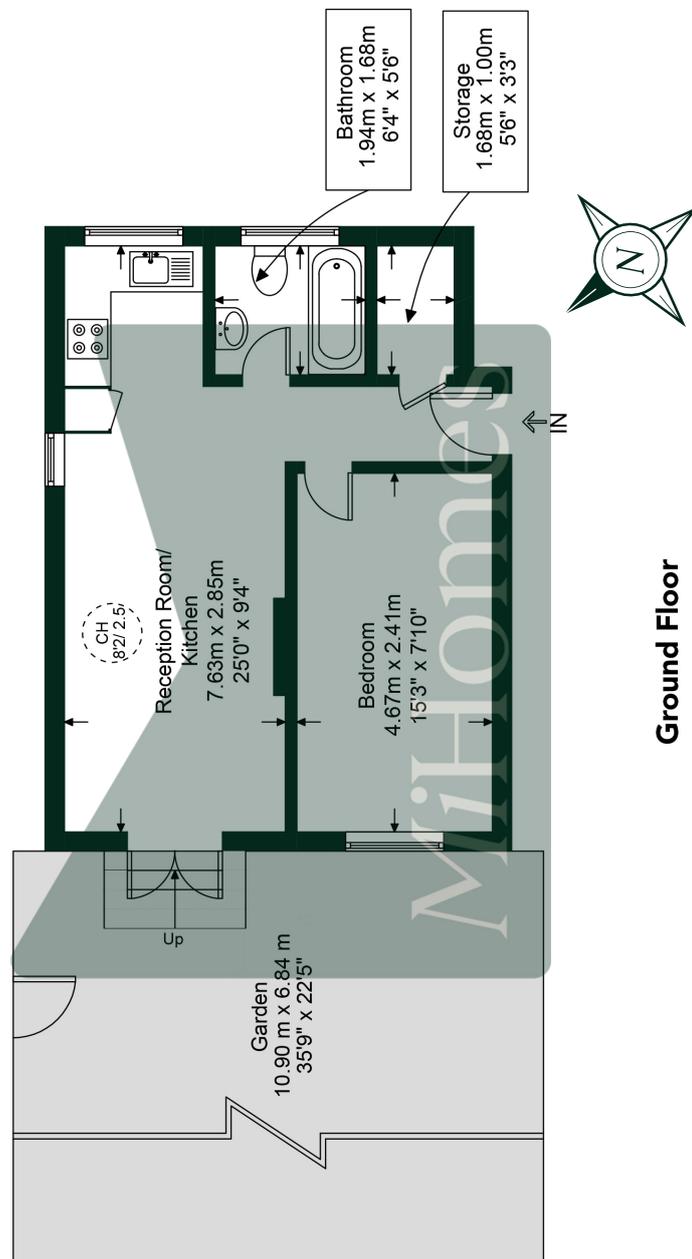
Floorplan:

11 Somercoates Close, Barnet,
EN4 9ED

- Share of Freehold
- Service Charge - £815 pa
- EPC rating: C
- Council Tax Band: Band B
- Approx. Gross internal floor area:
444 sq.ft / 41.30 sq.m

Property overview:

- Ideal first-time purchase or investment
- One spacious double bedroom
- Private rear garden
- Off-street parking
- Quiet cul-de-sac location
- Bright and well-proportioned living space
- Modern bathroom & fitted kitchen
- A short walk to Cockfosters station
- Easy access to the M25



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.

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- 02 Low fall through rate (just 8%) compared to a national avg. of over 35%
- 03 An average of 9 weeks between sale agreed and completion
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- 05 Over 80% of generated business solely via recommendations

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