



**Westpole Avenue
Cockfosters
Barnet
Hertfordshire
EN4**

**Offers in Excess of
£1,125,000**

bettermove

Westpole Avenue

Barnet

Bettermove are proud to present this 4 bedroom semi-detached house in Cockfosters.

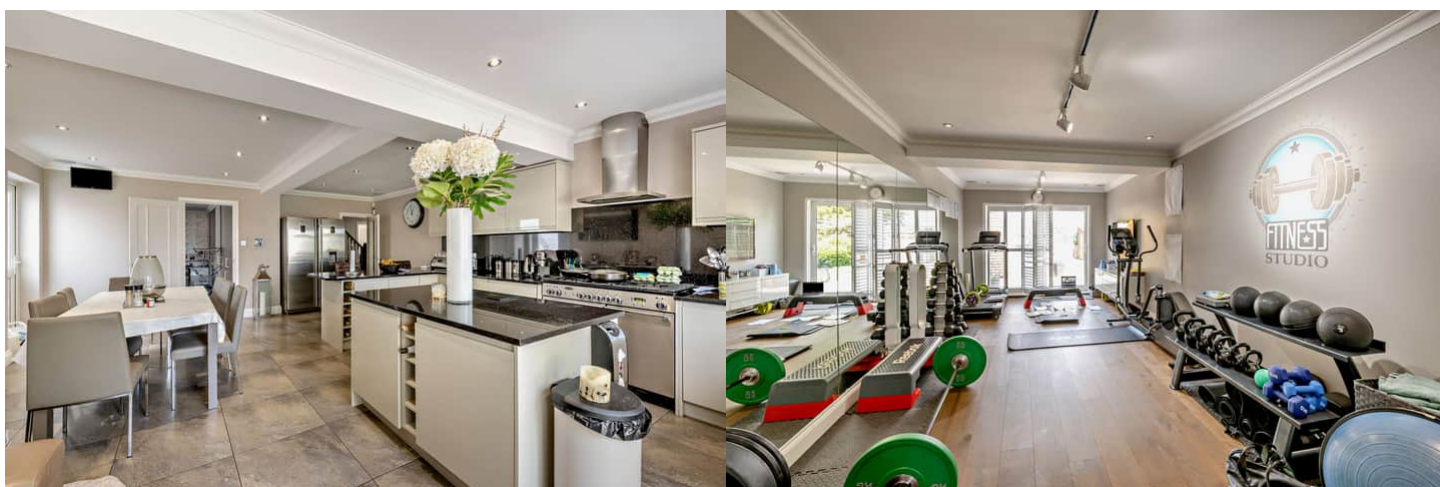
The property benefits from double glazing, gas central heating, CCTV, and a Sonos speaker system throughout the downstairs, with off street parking available via a secure, gated driveway.

The council tax band is F.

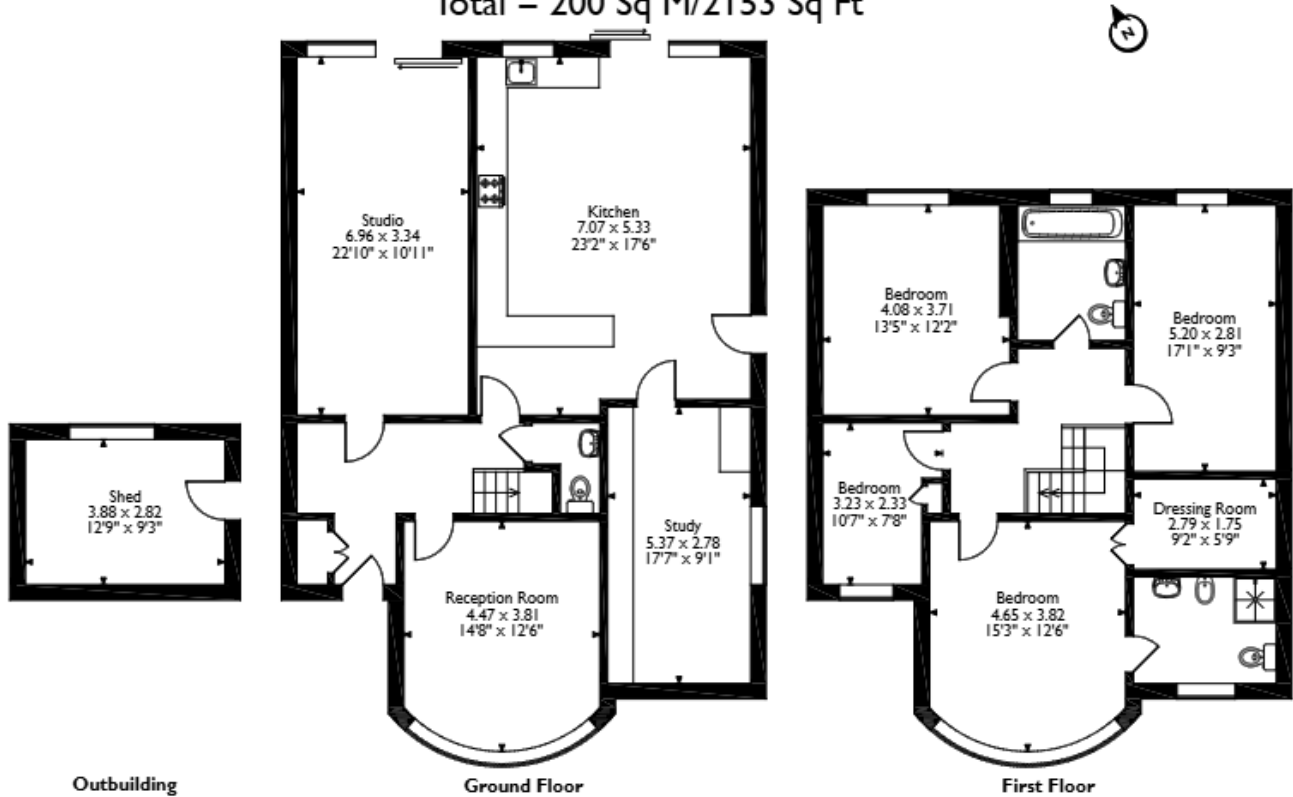
The interior of this beautifully presented property comprises a spacious, bay-fronted living room, an open-plan kitchen, dining and family area with a central island, alongside a versatile utility/office space, an additional reception room, currently used as a gym, and W/C on the ground floor. The first floor consists of four well-proportioned bedrooms, including a principal suite with en-suite and dressing space, alongside a modern family bathroom. Externally, the property boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months

Located in the popular suburb of Cockfosters, Barnet, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Oakwood underground station, giving links on the Piccadilly Line, a variety of local bus routes, and quick access to the M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Westpole Avenue, Cockfosters, Barnet
 Approximate Gross Internal Area
 Main House = 189 Sq M/2035 Sq Ft
 Outbuilding = 11 Sq M/118 Sq Ft
 Total = 200 Sq M/2153 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	78
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	73
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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