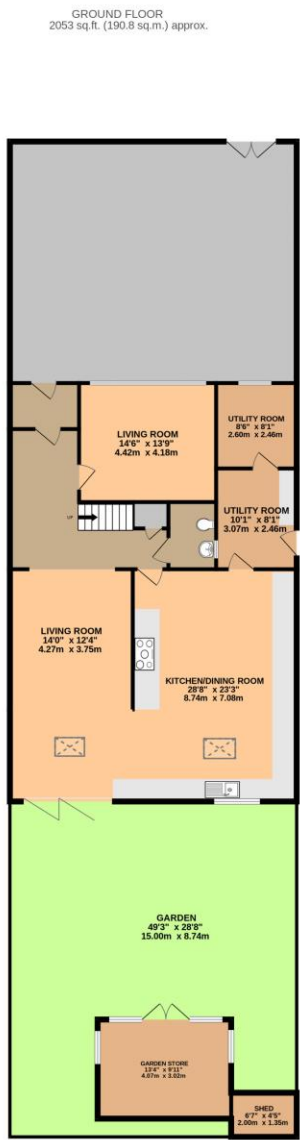
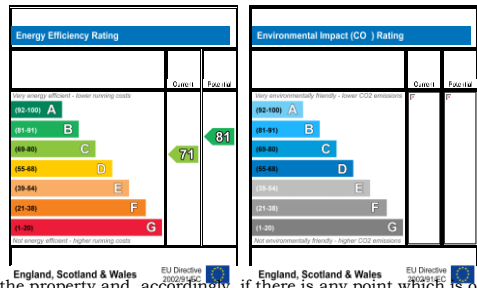




Jason Oliver
PROPERTIES

TOTAL FLOOR AREA: 3391 sq.ft. (315.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Kent Drive, Cockfosters, EN4



Jason Oliver Properties presents this very well maintained & high specification 6-bedroom residence in a sought-after location in Cockfosters on a quiet street, opposite open green school fields (Southgate School) and within easy walking distance to local shops and restaurants, Cockfosters underground station (Piccadilly Line) and Trent Countryside Park. The property has many benefits such as electric gated entry, open plan family area/kitchen with island/dining area with under floor heating, own off-street parking, family bathroom and en-suit to master bedroom both with jacuzzi baths, well maintain rear garden with workshop / office / gym / summerhouse, astro turf & BBQ area, CCTV throughout the house. Viewing highly recommended. Property full specification: -Electric gate entry -alarm system to central station -CCTV throughout the house with DVR -nest camera and heating controlling system with door

£1,300,000 Freehold

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Kent Drive, Cockfosters, EN4

LLIVING ROOM
14'6" x 13'9" (4.42m x 4.19m)

DINING ROOM
14'0" x 12'4" (4.27m x 3.76m)

KITCHEN / DINING ROOM
28'8" x 23'2" (8.74m x 7.06m)

UTILITY / 1
10'1" x 8'1" (3.07m x 2.46m)

UTILITY / 2
8'6" x 8'1" (2.59m x 2.46m)

BEDROOM 1 FIRST LEVEL LANDING
15'1" x 13'8" (4.60m x 4.17m)

BEDROOM 2
15'2" x 12'3" (4.62m x 3.73m)

BEDROOM 3
10'7" x 6'11" (3.23m x 2.11m)



Kent Drive, Cockfosters, EN4

BEDROOM 4
12'11" x 6'4" (3.94m x 1.93m)

BEDROOM 5
12'6" x 6'4" (3.81m x 1.93m)

FAMILY BATHROOM
10'10" x 8'4" (3.30m x 2.54m)

MASTER BEDROOM SECOND LEVEL LANDING
18'3" x 14'8" (5.56m x 4.47m)

EN-SUIT
9'4" x 8'9" (2.84m x 2.67m)

REAR GARDEN
49'3" x 28'8" (15.01m x 8.74m)

GARDEN HOUSE
13'4" x 9'11" (4.06m x 3.02m)

GARDEN SHED
6'7" x 4'5" (2.01m x 1.35m)

