



Flat 5, Dormers Lodge, 373 Cockfosters Road, Hertfordshire

STRUTT & PARKER
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**Flat 5,
Dormers Lodge,
373 Cockfosters Road,
Hertfordshire,
EN4 0JT**

A stunning duplex apartment located in a premier gated development in Hadley Wood

Cockfosters and Underground station 0.6 mile (Piccadilly Line), East Barnet Village 1.7 miles, Potters Bar 2.9 miles, Enfield 4.4 miles, Hadley Wood station 1.4 miles (London St. Pancras International 27 minutes), M25 (Jct. 24) 2.1 miles, London City Airport 19.1 miles

Communal entrance hall | Entrance hall | Sitting room | Kitchen/dining room | 3 Bedrooms | 2 Bathrooms and separate toilet | Cloakroom | Storage
Communal garden
2 Allocated parking spaces
EPC rating C

The property

Forming part of an exclusive development of just eight luxury apartments, Flat 5 Dormers Lodge is a handsome well-maintained property offering light-filled flexible accommodation arranged over two

floors. Configured to provide an ideal family and entertaining space featuring an elegant herringbone flooring. The ground floor accommodation has a wealth of features flowing from a welcoming entrance hall with useful storage, a modern family bathroom, a spacious high ceiling sitting room with a large bay window, a feature fireplace and a generous L-shaped dual aspect kitchen/dining room with a 9 ft. adjoining store room. The kitchen has a range of wall and base units, complementary granite worktops and modern integrated appliances. There is space for a good-sized table. The ground floor accommodation is completed by a well-proportioned principal bedroom with built-in wardrobes and modern en suite shower room.

The vaulted upper floor provides a useful guest cloakroom, an additional double bedroom with an inter-connecting attic store room, and bedroom three/study.





Outside

Having plenty of kerb appeal, Dormers Lodge is approached through double wrought iron gates over a block-paved shared in-and-out driveway giving access to two allocated parking spaces. The well-maintained communal gardens are laid mainly to level lawn, bordered by well-stocked flowerbeds, featuring a wishing well and a sunken central parterre-style garden. The entire property is screened by mature shrubs and trees

Location

Cockfosters offers a good range of day-to-day amenities including independent shopping, a church, Trent Country Park, public houses, cafés, restaurants and an underground station on the Piccadilly Line. Nearby East Barnet Village also offers comprehensive retail, service and leisure facilities together with a mainline train station providing regular services to central London in less than 30 minutes. More extensive amenities are available in nearby Potters Bar and in Enfield town centres. Hadley Wood station provides regular direct services to multiple central London locations and London City and London Heathrow Airports. The area offers a good range of state primary and secondary schooling together with a wide selection of independent schools





General
Local Authority: Enfield Council
Services: Mains gas, electricity, water and drainage
Council Tax: Band G
Tenure: Freehold
Service charge: £4,500 per annum and £65 per quarter communal cleaning fee
Guide Price: £950,000

Sopers House

Sopers Road, Cuffley, EN6 4RY

01707 524206

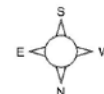
stalbans@struttandparker.com
 struttandparker.com

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Dormers Lodge, Cockfosters Road
Internal area 1,408 sq ft (131 sq m)
Restricted Head Height area 135 sq ft (13 sq m)
Attic Storage area 154 sq ft (14 sq m)
Total internal area 1,697 sq ft (158 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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