



Castlewood Road, Cockfosters, Barnet

Let Agreed

£1,800 Per month (Available from 15th July 2024, Furnished/unfurnished)





Welcome to this charming 2 double bedroom ground floor maisonette located on Castlewood Road in the sought-after area of Cockfosters, Barnet. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. Own front and rear gardens. Available 15th July 2024.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £54,000pa

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Welcome to this charming ground floor maisonette located on Castlewood Road in the sought-after area of Cockfosters, Barnet. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. Lovely modern fitted kitchen with white gloss units and quartz worktops plus appliances including a washing machine, tumble dryer and dishwasher. With two lovely double bedrooms, there's plenty of space. The property also features a well-maintained luxury bathroom with a bath plus a shower over the bath.

One of the highlights of this maisonette is its beautiful private rear garden, providing a tranquil outdoor space where you can unwind after a long day or enjoy a morning coffee surrounded by nature. Imagine hosting summer barbecues or simply basking in the sun in your own private oasis. Additionally, the garden offers convenient access to a shed, perfect for providing convenient storage space.

Located in Cockfosters, you'll have easy access to local amenities, charming cafes, and beautiful parks for leisurely strolls. The area is well known for its friendly community. Cockfosters Tube Station is only 0.8 miles away.

Don't miss out on the opportunity to rent this lovely maisonette with a garden in the desirable area of Cockfosters. Book a viewing today and envision the wonderful life you could create in this inviting property.

The property is furnished or can be unfurnished and is available 15th July 2024.

For further details or to arrange your viewing, please contact our office.

Hallway

Upvc double glazed front door leading to entrance hallway, laminate flooring, double radiator, ceiling spotlights, door to storage cupboard with cupboard above, double doors leading to further storage cupboard housing consumer unit, electric meter.

Bedroom 1

Laminate flooring, double radiator, double glazed bay window to front, 2 x wardrobes, wooden window shutters.

Bedroom 2

Laminate flooring, double radiator, double glazed window to front, door to coat/storage cupboard, wooden window shutters.

Kitchen

Tiled flooring, double radiator, double glazed window to rear with blind, double glazed door leading to rear garden with blind, ceiling spotlights, floorstanding Samsung American style fridge freezer with ice machine, built in Neff electric hob, built in Bosch electric oven, range of fitted white wall and base units, marble effect subway style tiled splashbacks, quartz worktops, stainless steel inset sink, mixer tap, integrated Candy tumble dryer, integrated Hoover washing machine, integrated Hotpoint dishwasher. Cupboard housing Main Eco compact combi boiler.

Bathroom

Tiled flooring, ceiling spotlights, extractor fan, chrome heated towel rail, fully tiled walls, frosted double glazed window to rear with blind, low flush wc, wall mounted wash hand basin with cupboard below, tiled enclosed bath with mixer tap, wall mounted shower with rain shower head, further hair shower.





**BAKER
AND
CHASE**

Lounge

Laminate flooring, double glazed window to rear with blind, double radiator, door to storage cupboard.

Rear garden

Tiled patio area, side gate access, raised lawn area, flower and shrub borders, outside water tap, outside lighting, wall mounted Google Nest CCTV camera, brick built shed, lawn mower plus an open storage area

Front garden

Slate chippings, conifer tree,

Disclaimer

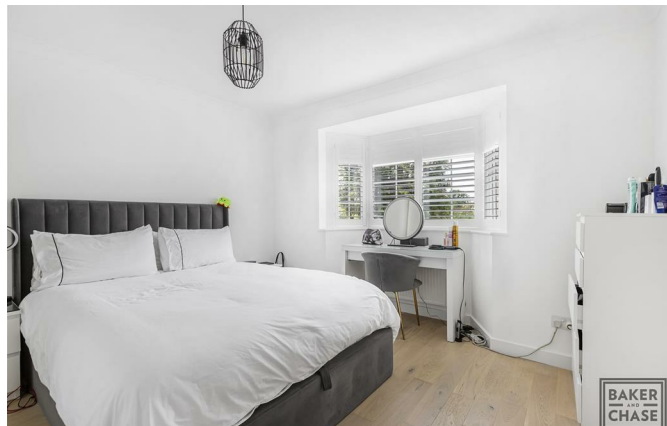
Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

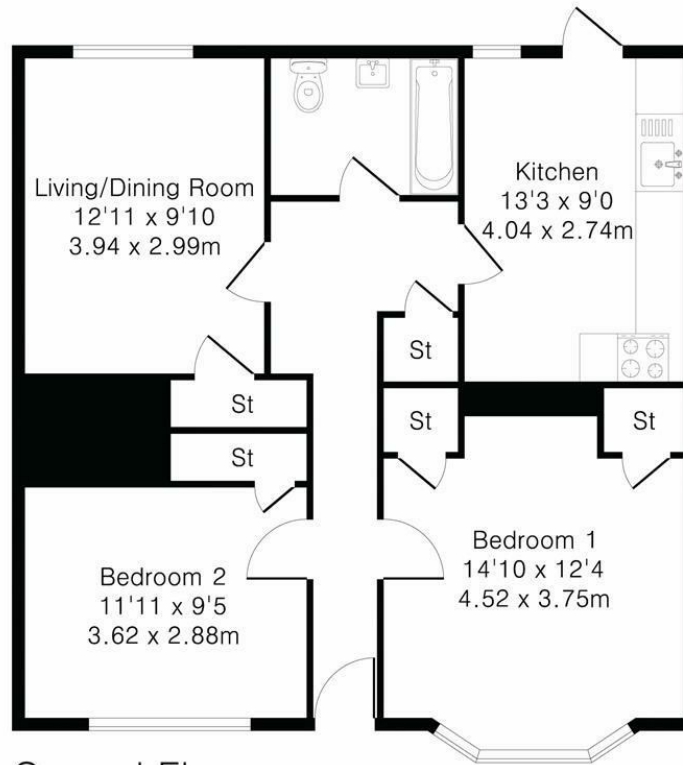
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.



Approximate Gross Internal Area 738 sq ft – 69 sq m



Ground 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.



EPC Rating D / Local Authority: Barnet / Council Tax Band: C / Deposit required: £2,076

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