



IBSLEY WAY, COCKFOSTERS, EN4

A CONSIDERABLY EXTENDED 3/4 DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH LARGE GARDEN IN A POPULAR RESIDENTIAL TURNING OFF CARSON ROAD.

On the Ground Floor there is an 'L' Shaped Lounge & Dining Room 20'0 max x 19'8, 17'8 Fitted Kitchen/Diner, Downstairs Cloakroom/Possible Wetroom/2nd Bathroom, and a Further Reception Room/Bedroom 4. There are 3 Further Double Bedrooms & Bathroom on the First Floor. 2 Paved Patio Areas and a Large Area Laid to Lawn and Off Street Parking to Front with Possibility of Adding Further Spaces.

The Property can do with Some Upgrading but Offers a Spacious Family Home Close to All Amenities Including Buses, Cockfosters Tube Station (Picc. Line), Shops, Restaurants, Good Schools & Trent Park. Offered Chain Free. Viewings Recommended.



ACCOMMODATION

* ENTRANCE HALL * EXTENDED 'L' SHAPED REAR RECEPTION ROOM * FITTED KITCHEN/DINER
* BEDROOM 4/FURTHER RECEPTION ROOM * DOWNSTAIRS CLOAKROOM/POSS. WETROOM * 3
FURTHER BEDROOMS * FAMILY BATHROOM * LARGE REAR GARDEN * OFF STREET PARKING
TO FRONT *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, VIEWS *

PRICE: £650,000 FREEHOLD OFFERS IN EXCESS OF

ENTRANCE HALL:

Part Glazed Front Door, Access to Bedroom4/Further Reception Room, Fitted Kitchen/Diner, Downstairs Cloakroom/Utility Room/Possible Wetroom, and Double Doors to Extended Lounge/Diner.

**EXTENDED REAR RECEPTION ROOM: PIC. 1 19'8 x 20'0 narr to 11'6 (5.99m x 6.10m narr to 3.51m)
This now larger room could quite easily be divided. Wood Flooring, 3 Double Radiators.**



EXTENDED REAR RECEPTION ROOM: PIC. 2

Different Aspect also Showing Double Glazed Sliding Patio Doors to Large Paved Patio Area.



EXTENDED REAR RECEPTION ROOM: PIC. 3

Further Aspect also Showing 2nd Set of Double Glazed Sliding Patio Doors to Further Patio Area Connecting with the Larger One, and Access to Rear Garden.



FITTED KITCHEN/DINER: 17'8 x 6'11 (5.38m x 2.11m)

Good Sized Kitchen/Diner with Floor & Wall Units, Breakfast Bar, 1.5 Bowl Inset Stainless Steel Sink with Mixer Taps, Extractor Fan, Range Cooker Included with 7 Gas Rings & Multi Ovens, Spotlights, Double Glazed Window to Front. Plumbed for Both Dishwasher & Washing Machine.



BEDROOM 4/FURTHER RECEPTION ROOM: 16'8 x 8'1 (5.08m x 2.46m)

Very Useful Multi Purpose Room on the Ground Floor with Double Glazed Window to Front, Fitted Wardrobes, Double Radiator, Wood Flooring.



BEDROOM 1: 12'4" x 9'4" (3.76m x 2.87m)

Fitted Wardrobes with Mirrored Doors, Double Glazed Window to Rear and Small Double Glazed Window to Side, Double Radiator.



BEDROOM 2: 14'11 x 9'5 narr to 6'11 (4.55m x 2.87m narr to 2.11m)
Extended Room with Double Glazed Window to Front, Double Radiator, Pedestal Wash Hand Basin.



BEDROOM 3: 10'1 x 9'7 (3.07m x 2.92m)
Double Glazed Window to Rear with Views, Fitted Wardrobe, Double Radiator. Laminate Flooring.



FAMILY BATHROOM:

Panelled Bath with Mixer Taps, Separate Shower Attachment with Shower Hand and a Rain Shower, Wash Hand Basin with Storage Beneath, Low Flush WC., Ceramic Flooring, Tiled Walls, Double Glazed Frosted Window.



LARGE PATIO AREA & VIEWS TO REAR:



**REAR ELEVATION OF PROPERTY & GARDEN:
Larger Than Average Rear Garden.**



**WIDE SIDEWAY:
Wider Than Average for Easier Access and Possible Bike Storage.**



