



LICHFIELD CLOSE, COCKFOSTERS, EN4

A 2 DOUBLE BEDROOM END OF TERRACED HOUSE BUILT APPROX. 20 YEARS AGO BY CHARLES CHURCH IN A QUIET CUL DE SAC , WITH ITS OWN 2 PARKING SPACES IMMEDIATELY TO THE FRONT.

There is a Reception Room Leading to a Double Glazed Conservatory with Direct Access to the Rear Garden. Fitted Kitchen/Diner, Entrance Hall, Downstairs Cloakroom and a Modern Upstairs Bathroom.

Conveniently Located on this Very Popular Development and Within Easy Walking Distance of Cockfosters Tube Station, Buses, Shops, Restaurants, Good Schools and Trent Park. It is Withing the M25 Which is a Short Drive away.

Offered at a Realistic Asking Price and Worthy of an Internal Viewing. Ideal for a Small Family, Single Person or a Couple. Offered Chain Free!



ACCOMMODATION

* ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * RECEPTION ROOM * DOUBLE GLAZED CONSERVATORY * FITTED KITCHEN/DINER * 2 DOUBLE BEDROOMS * MODERN BATHROOM * REASONABLY SECLUDED REAR GARDEN * 2 X PAVED OFF STREET PARKING SPACED TO FRONT *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING & DOUBLE GLAZED CONSERVATORY *

PRICE: £599,950 FREEHOLD

ENTRANCE HALL: PIC. 1

Part Glazed Front Door. Access to The Reception Room, Double Glazed Conservatory, Fitted Kitchen/Diner, Downstairs Cloakroom and Stairs to First Floor. Radiator.



ENTRANCE HALL: PIC. 2

Different Aspect of the Entrance Hall, Showing Connection Between the Fitted Kitchen/Diner and the Rear Reception Room. Some Vendors Have Created an Open Plan Layout.



RECEPTION ROOM: PIC. 1 14'3 x 13'3 (4.34m x 4.04m)
Deep Understairs Cupboard, Cornicing, Radiator, Double Glazed Sliding Patio Doors to Double Glazed Conservatory. Laminate Flooring.



RECEPTION ROOM: PIC. 2
Different Aspect of Reception Room.



DOUBLE GLAZED CONSERVATORY: PIC. 1 10'6" x 9' (3.20m x 2.74m)

A Very Useful Addition with Direct Access to the Rear Garden. Currently Used as a Dining Area. Wood Flooring.



**DOUBLE GLAZED CONSERVATORY: PIC. 2
Different Aspect.**



FITTED KITCHEN/DINER: 11'6 x 6'6 (3.51m x 1.98m)

Floor & Wall Units, Inset Sink with Mixer Taps, Slot in Cooker, Extractor Hood, Integrated Dishwasher, Space for Washer/Dryer, Breakfast Bar.



BEDROOM 1: 13'3 x 10'9 (4.04m x 3.28m)

2 x Double Glazed Windows to Front, Fitted Wardrobes, Radiator. Storage Cupboard.



BEDROOM 2: 13'3 x 8'9 (4.04m x 2.67m)
Double Glazed Window to Rear Overlooking Garden, Fitted Wardrobes, Radiator.



BATHROOM:
Modern White Suite.



REAR GARDEN:
Mainly Laid to Lawn. Mature Shrubs. Reasonably Secluded and Not Overlooked.



REAR ELEVATION OF PROPERTY & GARDEN:

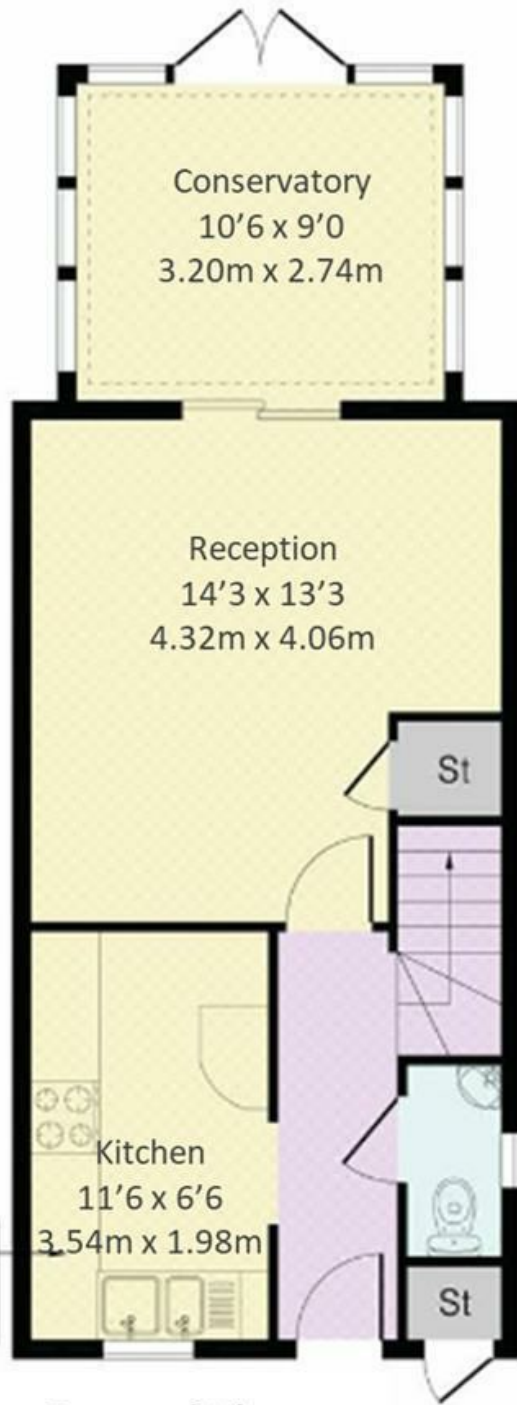


PAVED OFF STREET PARKING FOR 2 CARS:
There are 2 Paved Off Street Parking Spaces Alongside Each Other, Directly in Front of the House.

Lichfield Road, Cockfosters, EN4

Approximate internal area – 797sqft (75sqm)

Measurements are approximate and are for illustrative purposes only.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.