



HEDDON COURT AVENUE, COCKFOSTERS, EN4

A LUXURY 4/5 BEDROOM & 2 BATHROOM 'SIR FRANCIS' WALKER SEMI-DETACHED HOUSE IN SOUGHT AFTER LOCATION OFFERING FURTHER SCOPE & POTENTIAL - SPP.

On the Ground Floor there is a Spacious Through Lounge with White Marble Fireplace, Study/Playroom/Possible Bedroom 5, Fitted Kitchen/Diner with Granite Worktops & Breakfast Bar, Downstairs Cloakroom & Shower Room.

On the First Floor There are 4 Bedrooms, 3 are Doubles and All with Fitted Wardrobes, Plus a Further Bedroom & Good Sized Landing Area Suitable for Study, Play Area, or Music Area, Otherwise There is the Possibility of Extending the 4th Bedroom to Incorporate This Space. The Loft is Intact and Suitable for Conversion to Create a Very Large Master Bedroom & Bathroom En Suite. There are 4 Rooms in the Cellar - at Garden Level - Some of 6' in Height and Could be Converted. The Rear Garden Has a Very Large Paved Area Suitable for Entertainment and an Area Laid to Lawn. An Added Features if the Balcony Accessed From the Through Lounge & Kitchen/Diner with Paving & Glass Screening, Enjoying a Wonderful Outlook onto the Garden. There is Paved OFF STREET PARKING TO FRONT and an Electric Charging Point.

This is an Amazing Family Home Offering Versatile Accommodation & Potential. Within Walking Distance of Cockfosters Tube Station (Picc. Line), Shops, Buses, a Multitude of Restaurants, Trent Park and Good Schools.



ACCOMMODATION

* ENTRANCE PORCH * SPACIOUS HALLWAY * THROUGH LOUNGE * STUDY/PLAYROOM/POSS. BEDROOM 5 * DOWNSTAIRS CLOAKROOM/SHOWER ROOM * 4 FURTHER BEDROOMS & LUXURY BATHROOM + USEFUL LANDING AREA * 4 ROOMS IN THE CELLAR * BALCONY WITH GLASS SCREENS * LARGE REAR GARDEN WITH LAWN AND PAVED AREA * PAVED OFF STREET PARKING TO FRONT *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, WOOD FLOORING, BURGLAR ALARM, ELECTRIC CAR CHARGING POINT *

PRICE: £1,200,000 FREEHOLD

ENTRANCE HALL:

Approached Via Entrance Porch with Security Door, Leading to a Spacious Hallway with Wood Flooring, Double Radiator, Coat Cupboard and Access to All Ground Floor Rooms and Downstairs Cloakroom.



THROUGH LOUNGE: PIC. 1 35' x 12'3 (10.67m x 3.73m)

Georgian Style Double Glazed Bay Window to Front, Double Glazed Sliding Patio Doors to Balcony at Rear, White Marble Fireplace with Electric Coal Effect Fire, Wood Flooring, 2 x Double Radiators, Cornicing.



THROUGH LOUNGE: PIC. 2
Different Aspect.



LOUNGE AREA TO REAR:



**ATTRACTIVE OUTLOOK & ACCESS TO BALCONY:
Double Glazed Sliding Patio Doors to an Elevated Balcony with Attractive Views of the Rear Garden Via Glass Screens.**



DINING AREA TO FRONT:



STUDY/POSS. BEDROOM 5: 13'6 x 8'7 (4.11m x 2.62m)

A Very Useful and Versatile Room with Double Glazed Bay Window to Front, Wood Flooring, Radiator.



FITTED KITCHEN/DINER: 15'7 x 10'5 (4.75m x 3.18m)

Well Fitted with Ample Floor & Wall Units with Granite Worktops & Breakfast Bar, 1.5 Bowl Inset Stainless Steel Sink with Mixer Taps, Neff Ceramic Hob with Neff Hood Over, Eye Level Double Oven, Integrated Dishwasher, Plumbing for American Fridge/Freezer, Double Radiator. Double Glazed Door to Balcony & Garden. Double Glazed Window Overlooking Garden.



DOWNSTAIRS SHOWER ROOM/CLOAKROOM:

Walk in Shower, Villeroy & Boch Oval Wash Hand Basin with Villeroy & Boch Mixer Taps and Cupboard Beneath, Low Flush Villeroy & Boch WC. Double Glazed Frosted Window. Porcelain Floor & Wall Tiles.



BEDROOM 1: 17'11 x 12'1 (5.46m x 3.68m)

Fitted Wardrobes, Double Glazed Georgian Style Bay Window to Front, Double Radiator.



BEDROOM 2: 15'7 x 12'1 (4.75m x 3.68m)

Modern High Quality Fitted Wardrobes, Matching Fitted Dressing Table, Double Radiator. Double Glazed Window to Rear Overlooking Garden and Enjoying Attractive Views.



**OUTLOOK TO REAR:
Attractive View From Bedroom 2.**



BEDROOM 3: 12'2 x 10'0 (3.71m x 3.05m)

Double Glazed Georgian Style Window to Front, Eaves Storage, Large Run of Fitted Wardrobes, Double Radiator.



BEDROOM 4: 13'6 x 8'7 (4.11m x 2.62m)

Double Glazed Window to Rear Overlooking the Garden, Double Radiator.



VERY LARGE LANDING/USEFUL SPACE:



FIRST FLOOR LANDING: PIC. 1
Showing Extra Area Which is Useful as a Play Area, Study, or for Music/Piano.



FIRST FLOOR LANDING: PIC. 2

Also Showing How it Connects to Bedroom 4 Which Could be Enlarged Quite Easily.



LUXURY FAMILY BATHROOM: 10'6 x 8' (3.20m x 2.44m)

Oval Bath with Crosswater Waterfall Mixer Tap, Villeroy & Boch Wash Hand Basin with Crosswater Waterfall Mixer Tap, Darryl Aroco Walk in Shower, Low Flush Villeroy & Boch WC. Porcelain Floor & Wall Tiles, 2x Chrome Heated Towel Rails, Double Glazed Frosted Window.



BALCONY!



STEPS DOWN TO GARDEN LEVEL:



REAR GARDEN: PIC. 1



REAR GARDEN: PIC. 2

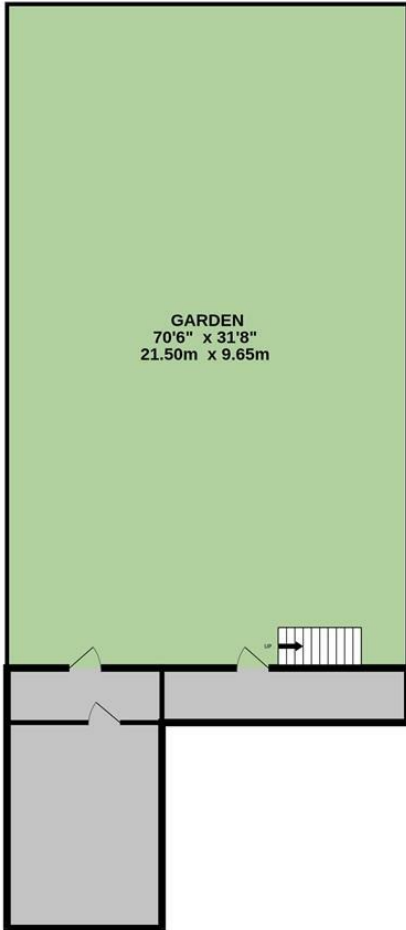


REAR ELEVATION OF PROPERTY:

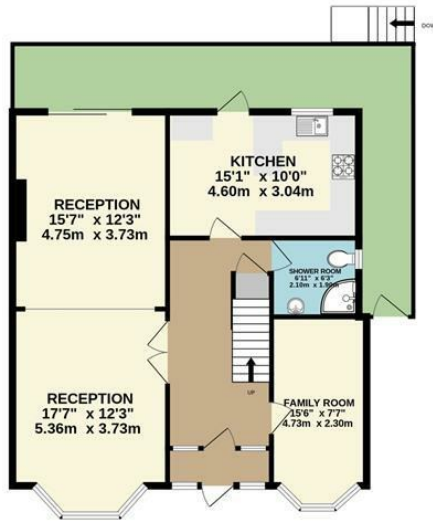
Showing How The Property Has Been Extended on the First Floor, as well as Access to the Cellar Rooms.



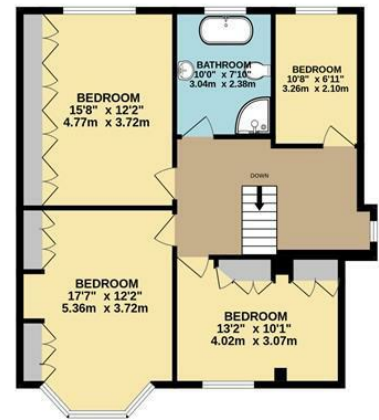
BASEMENT
335 sq.ft. (31.1 sq.m.) approx.



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.5 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
	66
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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.