



ECCLESTON CLOSE, COCKFOSTERS, EN4

A PURPOSE BUILT 4 BEDROOM FULLY DETACHED HOUSE ON A GOOD SIZED LEVEL PLOT, WITH POTENTIAL FOR EXTENSIONS & IMPROVEMENT, SITUATED IN A QUIET CUL DE SAC, JUST OVER A HALF A MILE FROM COCKFOSTERS TUBE STATION (PICC. LINE) & OTHER LOCAL AMENITIES.

There is a Spacious Through, Fitted Kitchen/Diner, Entrance Hall, Downstairs Cloakroom & Upstairs Bathroom, Whilst the Garage With Own Drive Could Be Accessed Internally and Easily Converted - Subject to Usual Consents. There is Also Potential to Extend to the Rear, and Perhaps Over the Garage - SPP.

Eccleston Close is a Small Cul De Sac off Carson Road. A Reasonable Walk to Cockfosters Tube Station (Picc. Line), Shops, Restaurants, Schools, Trent Park and Other Local Amenities, whilst Buses are even Closer By.

Offered Chain Free & Certainly Worthy of an Internal Viewing.



ACCOMMODATION

* ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * SPACIOUS THROUGH LOUNGE * FITTED KITCHEN/DINER * 4 GOOD SIZED BEDROOMS * FAMILY BATHROOM * GARAGE WITH OWN DRIVE
* LEVEL REAR GARDEN * 36' FRONT GARDEN *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £800,000 FREEHOLD

ENTRANCE HALL:

Access to Through Lounge and to Downstairs Cloakroom. Also, Possible Access to Garage.



**SPACIOUS THROUGH LOUNGE: PIC. 1 25'2" x 17'9" narr to 15' (7.67m x 5.41m narr to 4.57m)
Wider Than Average with Double Glazed Window to Front, Double Glazed Sliding Patio Doors to Rear Patio & Garden. Radiator. Further Double Glazed Window at High Level. Turning Staircase to First Floor.**



SPACIOUS THROUGH LOUNGE: PIC. 2

Different Aspect. Also Showing Door to Hallway and to the DOWNSTAIRS CLOAKROOM. It is Possible to Create Direct Access to the Garage - Which in Turn Could be Converted for a Further Reception Room/Study/Further Bedroom - SPP.



SPACIOUS THROUGH LOUNGE: PIC. 3

Rear Reception Room with Direct Access to Garden & to the Fitted Kitchen. Radiator.



FITTED KITCHEN/DINER: 12'6 x 10'10 (3.81m x 3.30m)

Floor & Wall Units, Oven & Hob, Extractor, Sink Unit. Double Glazed Window Overlooking Rear Garden, Double Glazed Door to Garden. Plumbed for Washing Machine & Dishwasher.



KITCHEN/DINER: PIC 2

Different Aspect Showing Access to Through Lounge & to Garden.



FIRST FLOOR LANDING:

Spacious Landing with Access to All 4 Bedrooms & Bathroom. A Triple Double Glazed Window to Flank Wall.



BEDROOM 1: 14'11 x 12'7 (4.55m x 3.84m)

Fitted Wardrobes, Radiator, Large Full Height Double Glazed Window Bringing Extra Light.



BEDROOM 2: 13' x 10'9 (3.96m x 3.28m)
Fitted Wardrobes, Radiator, Double Glazed Window.



BEDROOM 3: 11'3 x 6' (3.43m x 1.83m)
Fitted Wardrobes, Radiator, Double Glazed Window.



BEDROOM 4: 9' x 8'5 (2.74m x 2.57m)
Double Glazed Window to Front, Radiator.



FAMILY BATHROOM:

Large Walk in Shower, Wash Hand Basin with Mixer Taps & Cupboards Beneath, Low Flush WC., Double Glazed Window.



REAR GARDEN: PIC. 1 48'3 x 36' (14.71m x 10.97m)

A Good Sized Rear Garden with Paved Patio Area and Mainly Laid to Lawn on a Level with Open Outlook. 2 x Side Entrances.



REAR GARDEN: PIC. 2

Showing the Large Area Laid to Lawn.



REAR ELEVATION OF PROPERTY:

The Property Has Never Been Extended But Could Certainly Benefit From a Whole Width Rear Extension, Perhaps Some Even Being Double Storey - SPP.



FRONT GARDEN: 36' x 32' (10.97m x 9.75m)

Large Area Laid to Lawn. Paved OFF STREET PARKING FOR 2 CARS, with Possibility of Many More.

