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125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

### **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. Ecclestone 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.



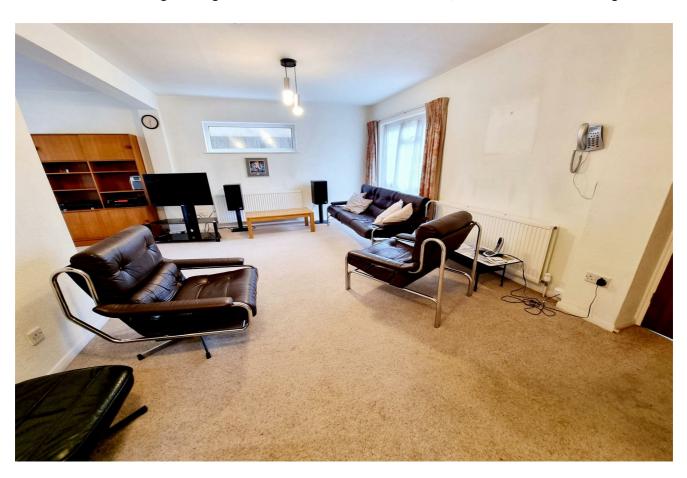
#### **ACCOMMODATION**

\* 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:**

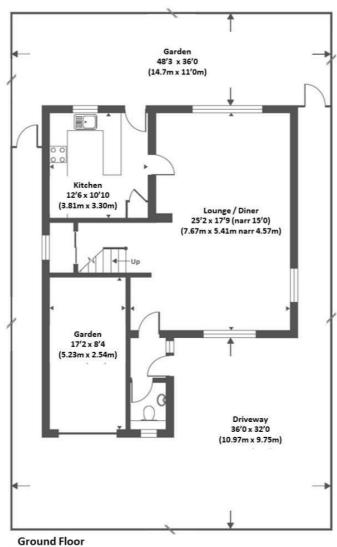
The Property Has Never Been Extended But Could Certainly Benefit From a Whole Width Rear Extension, Perhaps Some Even Being Double Storey - SPP.

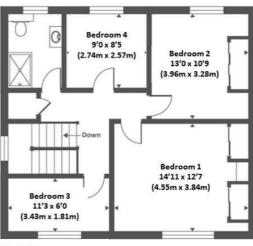


FRONT GARDEN: 36' x 32' (10.97m x 9.75m)

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







First Floor



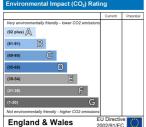
### **Eccleston Close, Cockfosters EN4**

Approximate area (including garage) 1445 sqft (134sqm)

All measurements are approximate and are for illustrative purposes only.



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.