



## CHERITON CLOSE, COCKFOSTERS, EN4

A BEAUTIFULLY PRESENTED & MUCH IMPROVED 5 BEDROOM & 3 BATHROOM CORNER-SITED DETACHED FAMILY HOUSE WITH GARAGE, INCORPORATING A VERY LARGE SELF-CONTAINED ANNEXE ON THE 2ND FLOOR IN A CUL DE SAC LOCATION WITH OPEN OUTLOOK TO FRONT.

The Property was Built Approx. 25 Years Ago but has Since Been Considerably Extended. There is a Very Large Open Plan Reception Room, Fitted Kitchen/Diner, Double Glazed Conservatory and Converted Garage - Currently Used as a Gym/Utility Room. There is a Double Glazed Entrance Porch, with Inner Hallway and Downstairs Cloakroom. 4 Bedrooms & 2 Bathrooms on the First Floor, plus the Vast Annexe/Bedroom 5 on the 2nd Floor.

There is OFF STREET PARKING to Front and a Sunny Aspect Rear Garden.

The Property is Within Walking Distance to Cockfosters Underground Station (Piccadilly line), Local Amenities, Popular Schools for all Ages and Trent Park.

Viewing highly recommended.



### ACCOMMODATION

\* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* QUADRUPLE OPEN PLAN RECEPTION ROOM/DINING ROOM & LUXURY FITTED KITCHEN/DINER \* DOUBLE GLAZED CONSERVATORY \* SEMI-CONVERTED GARAGE/UTILITY/GYM/STUDY \* 4 BEDROOMS & 2 BATHROOMS ON THE FIRST FLOOR \* VERY LARGE SELF CONTAINED STUDIO FLAT ON 2ND FLOOR \* SOUTH FACING REAR GARDEN \* PAVED OFF STREET PARKING TO FRONT \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £1,200,000 FREEHOLD GUIDE PRICE**



**DOUBLE GLAZED ENTRANCE PORCH:**



**ENTRANCE HALL:**

**Part Glazed Door. Door to DOWNSTAIRS CLOAKROOM. Access to Open Plan Reception Areas.**





**OPEN PLAN RECEPTION AREAS: PIC. 1 25'2" x22'3" (7.69 x6.79)**

**Coving to Ceiling, Recessed Halogen Spotlights, Polished Tiled Flooring, Bi-Fold Doors to Double Glazed Conservatory and Seperate Bi'Fold Doors onto Rear Garden & Decking Area, plus Door to Gym/Garage Conversion + Storage Area.**



**OPEN PLAN RECEPTION AREAS: PIC. 2  
Showing the Left-Hand Area Used as Lounge.**





**OPEN PLAN RECEPTION AREAS: PIC. 3**



**OPEN PLAN RECEPTION AREAS: PIC. 4**

**Right-Hand Side Showing Dining Area & Double Glazed Conservatory, Plus a Glimpse of the Granite Breakfast Bar.**





**OPEN PLAN RECEPTION AREAS: PIC. 5**  
**As Seen from the Rear.**



**DOUBLE GLAZED CONSERVATORY: 10'5" x 9'8" (3.19 x 2.96)**

**Pitched Double Glazed Roof, Double Glazed Windows, Double Glazed Doors for Access to Rear Garden, Polished Tiled Flooring.**





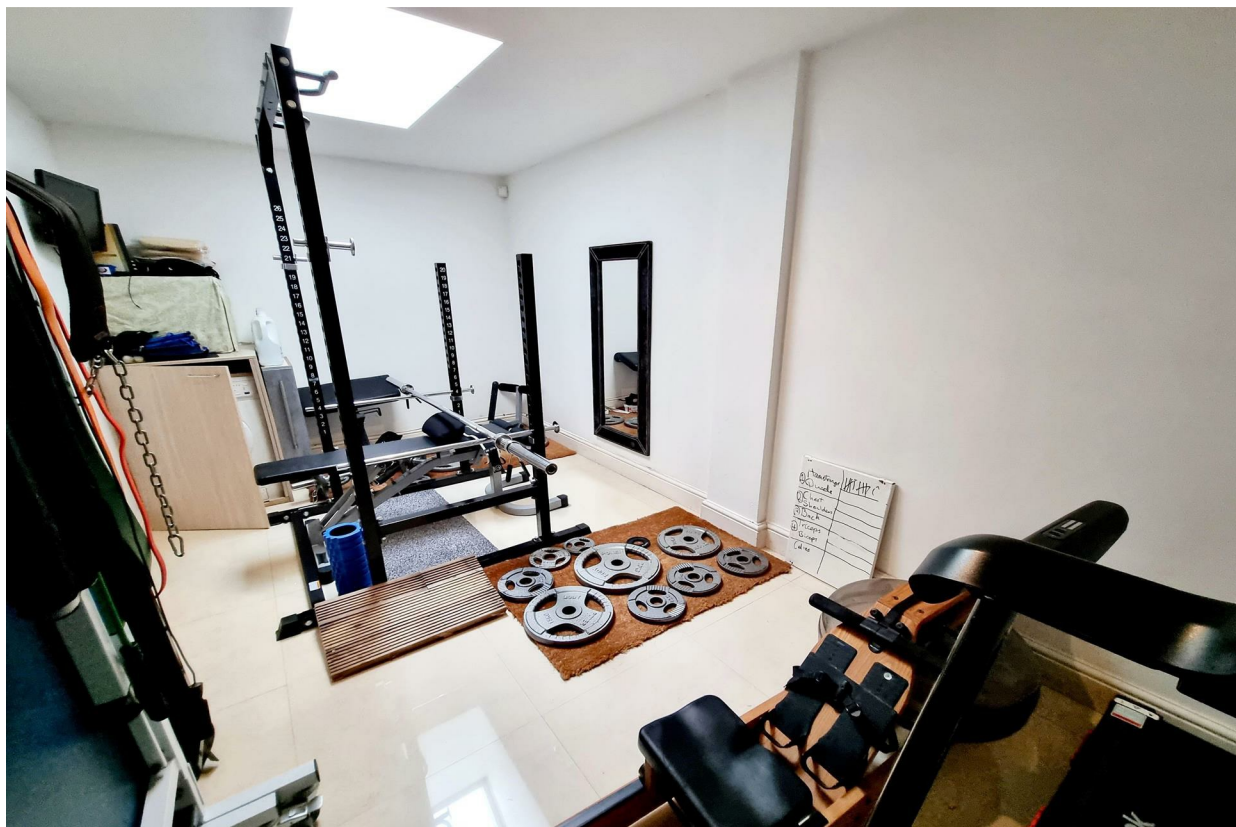
**WELL FITTED KITCHEN/DINER: 15'7" x 8'2" (4.77 x 2.49)**

**Extensive Range of Fitted Floor and Wall Units, Granite Work Surface & Breakfast Bar, Stainless Steel Sink with Mixer Tap, Rangemaster Stainless Steel Cooker, Triple Oven, Stainless Steel Splashback and Extractor, Integrated Neff Microwave, integrated Dishwasher, Space for American Style Fridge/Freezer. Door to Hallway.**



**UTILITY ROOM/GARAGE CONVERSION/UTILITY AREA: 15'7" x 8'2" (4.77 x 2.49)**

**Double Glazed Velux Skylight Window, Polished Tiled Flooring, Plumbing for Washing Machine, Door to Garage for Some Storage, Roller Shutter Door to Front.**





**FIRST FLOOR LANDING:**

**Attractive Arched Window to Front, Stairs to Second Floor/Loft Conversion/Self Contained Annexe.**

**BEDROOM 1: 19'6" x 9'5" (5.95 x 2.88)**

**Wooden Flooring, Double Glazed Window Overlooking Rear Garden, Recessed Halogen Spotlights, Built in Double Wardrobe, Door to En Suite Shower Room.**



**EN-SUITE SHOWER ROOM:**

**Recessed Halogen Spotlights, Tiled Flooring, Walk In Shower Cubicle, Heated Towel Rail, Double Glazed Frosted Window to Rear, Extractor Fan.**





**BEDROOM 2: 19'7" x 7'2" (5.98 x 2.20)**

**Wood Flooring, Recessed Halogen Spotlights, Double Glazed Window Overlooking Rear Garden.**



**BEDROOM 3: 9'11" x 9'5" (3.03 x 2.88)**

**Wooden Flooring, Double Glazed Window to Front, Fitted Wardrobes.**





**BEDROOM 4: 10'6" x 6'5" (3.21 x 1.96)**  
**Wooden Flooring, Double Glazed Window to Front, Built in Storage Cupboard.**



**LARGE FAMILY BATHROOM:**  
**Recessed halogen spotlights, tiled walls and floor, panelled bath with shower, low level W/C, wash basin, heated towel rail, extractor fan.**





**BEDROOM 5/LOFT ROOM: PIC. 1 25'4 x 13 (7.72m x 3.96m)**

**Wooden flooring, double glazed velux windows with integrated blinds, eaves storage. fitted double wardrobe with mirrored doors, door to en-suite shower room, open kitchenette - work surface with inset stainless steel sink unit, electric hob, integrated fridge, built-in storage cupboard housing Megaflo hot water cylinder.**



**BEDROOM 5/LOFT ROOM: PIC. 2**





**EN SUITE TO BEDROOM 5/LOFT ROOM: PIC. 1**  
**Low Flush WC., Walk in Shower.**



**EN SUITE TO BEDROOM 5/LOFT ROOM: PIC. 2**  
**Wash Hand Basin with Mixer Taps, Inset & Plumbing for Washing Machine.**





**SUNNY ASPECT REAR GARDEN:  
Secluded & Very Well Maintained with Large Lawned Area & Mature Trees & Shrubs.**



**DECKING/PATIO AREA:**





**REAR VIEW OF PROPERTY:**  
Rear View of Property.



**KITCHEN/BREAKFAST AREA:**





