



SUSSEX WAY, COCKFOSTERS, EN4

AN EXTENDED & LARGER THAN AVERAGE 5 BEDROOM & 2 SEPARATE BATHROOM FAMILY HOME WITH 3 RECEPTION ROOMS & A FITTED KITCHEN/DINER. There is OFF STREET PARKING TO FRONT, and a Good Sized South Facing Rear Garden. Brick Built Outbuilding - Originally the Garage - Could Make a Possible Home Office.

Situated near Southgate School in a Residential Turning and within Walking Distance for Both Cockfosters & Oakwood Tube Stations (Picc. Line), with Buses even Closer By.

The Property is in need of some updating, but has been priced accordingly. It would be quite possible to combine the 2 Bedrooms in the Loft to Create a Master Suite. It Could Also be Suitable as an Investment Property.

Certainly Worthy of an Internal Viewing and offered Chain Free!



ACCOMMODATION

* ENTRANCE PORCH * ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * 3 X INTERCOMMUNICATING RECEPTION ROOMS * EXTENDED FITTED KITCHEN/DINER * 5 BEDROOMS * 2 SEPARATE BATHROOMS * GOOD SIZED REAR GARDEN * OFF STREET PARKING TO FRONT * USEFUL BRICK BUILT OUTBUILDING - COULD BE ADAPTED FOR A HOME-OFFICE *

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

PRICE: £835,000 FREEHOLD

ENTRANCE HALL:



RECEPTION ROOM 1: 15'6 x 11'6 (4.72m x 3.51m)

Interconnecting with the Front Reception Room and the Rear and Fitted Kitchen/Diner. Cornicing, 2 x Double Radiators.



RECEPTION ROOM 2: 16' x 11'11 (4.88m x 3.63m)

Double Glazed Bay Window to Front with Curved Radiator, Cornicing. Double Glazed Double Doors Leading to Reception Room 1.



RECEPTION ROOM 3: 11'6 x 8'9 (3.51m x 2.67m)

Double Glazed Sliding Patio Doors to Garden. A Useful Area, Currently Used as a TV Room. Open Plan with Fitted Kitchen/Diner, Double Glazed Doors to Reception Room 1. Double Radiator.



FITTED KITCHEN/DINER: PIC. 1 21'6 x 7'10 widening into reception 3 (6.55m x 2.39m widening into reception 0.91m)
Well Fitted with Ample Floor & Wall Units, Space for American Style Fridge/Freezer, Range Cooker, Single Drainer
Stainless Steel Sink with Mixer Taps. Plumbed for Dishwasher & Washing Machine, plus Space for Tumble Dryer.



FITTED KITCHEN/DINER: PIC. 2
Different Aspect of Fitted Kitchen/Diner. Double Glazed Window Overlooking Rear Garden.



BEDROOM 1: 15'10 x 12'2 (4.83m x 3.71m)
Double Glazed Bay Window to Front, Cornicing, Double Radiator.



BEDROOM 2: 13' x 12'2 (3.96m x 3.71m)
Double Glazed Window to Rear, Radiator.



BEDROOM 3: (Loft) 10'3 x 9'1 (3.12m x 2.77m)
Double Glazed Window to Rear, Double Radiator, Cornicing, Laminate Flooring.



BEDROOM 4: (Loft) 12'6 x 7'6 (3.81m x 2.29m)
Double Glazed Velux Windows, Double Radiator.



BEDROOM 5: 8'2 x 7'5 (2.49m x 2.26m)
Double Glazed Window to Front, Radiator.

BATHROOM 1: LOFT
White Suite, But Could do with Updating.



BATHROOM 2: FIRST FLOOR
White Suite Including Panelled Bath, Separate Shower, Wash Hand Basin. Separate WC.



REAR GARDEN:

Good Sized South Facing Rear Garden with Large Patio Area & Lawn. Door to Outbuilding.



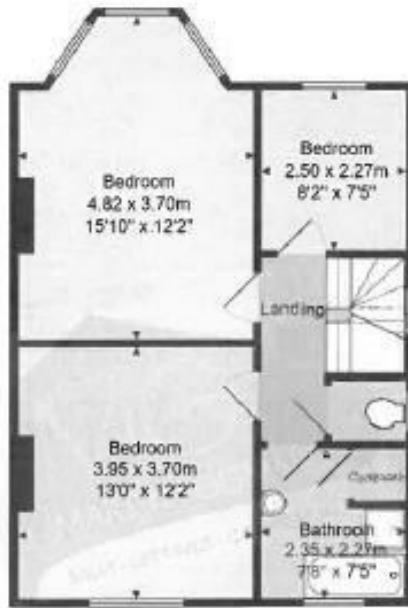
BRICK OUTBUILDING: 17'9 x 8'10 (5.41m x 2.69m)

A Very Useful Outbuilding with Separate Access from the Side of the House. Ideal for Storage, or to Convert and Use as a HOME OFFICE.

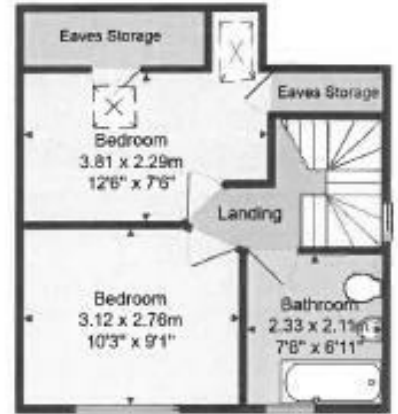
Floorplan



Ground Floor



First Floor



Second Floor



Total Area: 157.7 m² ... 1697 ft² (Excludes External Storage)

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>81</p> <p>64</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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.