



MOUNT PLEASANT, COCKFOSTERS, EN4

We are proud to present to the market this substantial and skilfully extended double fronted family home. The property has been interior designed throughout and has a particularly large and imposing semi-galleried entrance hall with 4 Double Bedrooms, 2 Bathrooms (1 En-Suite), Large Kitchen/Breakfast Room, Reception Room, TV Room, Bespoke Custom Built Study, Guest Cloakroom and separate Utility Room. There is a large loft which can be converted into additional accommodation - subject to usual consents.

In Addition, there is a large rear secluded mature garden, mainly laid to lawn, with two patio areas. The property is ideally located and is within easy walking distance of Cockfosters Underground Station (Piccadilly Line) and numerous excellent shops and restaurants, JCOS and Trent Schools.



ACCOMMODATION

* ATTRACTIVE ENTRANCE HALL * GUEST CLOAKROOM * FRONT RECEPTION ROOM * TV ROOM
* DINING ROOM + LUXURY FITTED KITCHEN/DINER * UTILITY ROOM * 4 DOUBLE BEDROOMS * 2
MODERN BATHROOMS - 1 IS EN SUITE * 125' REAR GARDEN * OFF STREET PARKING TO FRONT

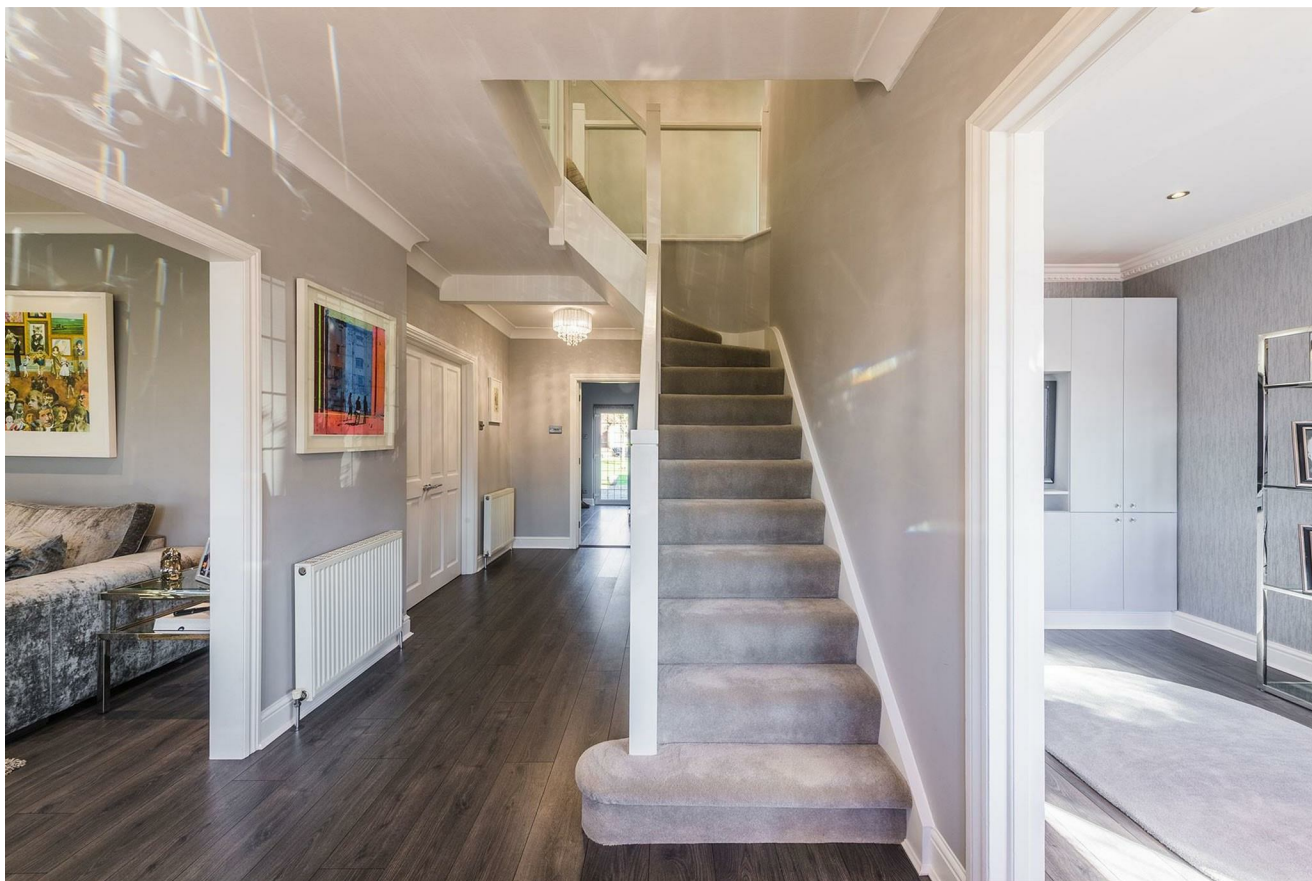
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* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LAMINATE FLOORING,
HIGH CEILINGS *

PRICE: £1,395,000 FREEHOLD

ENTRANCE HALL:

Pair of Part Glazed Leaded Light Doors, 2 Double Radiators, Cornicing, Laminate Flooring, Understairs Cupboard. Access to All 4 Reception Rooms, Luxury Fitted Kitchen/Diner and Guest Cloakroom.



KITCHEN/BREAKFAST ROOM: PIC. 1 28'8 x 16'9 (8.74m x 5.11m)

A Beautiful Open Plan Area For Dining and for Entertaining. Full Height Fitted Cupboards, Matching the Luxury Fitted Kitchen, with Integrated Fridge, Spotlights, Cornicing and Double Glazed French Doors Incorporating a Bay Window.



KITCHEN/BREAKFAST ROOM: PIC. 2

Different Aspect Showing the Well Fitted Kitchen/Diner Leading to the Dining Room as well as Showing the Full Height Matching Cupboards. Ample Floor & Wall Units in Laminate White, Central Island with Pop Up Power Socket with USB. Quartz Worktops, Double Bowl Inset Sinks with Mixer Tap, Neff 5 Ring Gas Hob with Extractor Hood, 2 x Neff Eye Level Ovens and a Combi Microwave Oven, Warming Drawer and Storage Area. Integrated Dishwasher. Double Glazed Window Overlooking Rear Garden.



FRONT RECEPTION ROOM: 15'2 x 12'6 (4.62m x 3.81m)

Wide Double Glazed Leaded Light Window to Front, 2 Double Radiators, Cornicing, Laminate Flooring, Blinds.



TV ROOM: 12' x 9'10 (3.66m x 3.00m)

Double Glazed Leaded Light Window to Front, plus Double Glazed Leaded Light Window to Side, Both with Blinds, Cornicing, Spotlights. Fitted Storage Units & TV Area.



STUDY: 12' x 9'10 (3.66m x 3.00m)

Well Fitted with Custom Built Desk, Bookshelves, Storage Cupboards and Spotlights. Double Doors from Hallway and a Pair of Glazed Doors to Dining Room.



DOWNSTAIRS CLOAKROOM



BEDROOM 1: 17'2 x 12'2 (5.23m x 3.71m)

Double Glazed Window to Rear with Blinds. Fitted Dressing Table and Chests, Fitted Wardrobes, Cornicing, Double Radiator and Spotlights. Air Conditioning Unit. Door to:



EN SUITE BATHROOM: 10'4 x 6'1 (3.15m x 1.85m)

Panelled Bath with Mixer Taps and Shower Attachment, Separate Walk in Shower with Curved Folding Glass Doors, Wash Hand Basin with Mixer Taps and Cupboards Beneath, Built in Low Flush WC. Double Glazed Window, Chrome Heated Towel Rail.



BEDROOM 2: 15'5 x 12'3 (4.70m x 3.73m)

Double Glazed Leaded Light, Wide Bay Window to Front with Blinds, Fitted Wardrobes, Double Bed Recess, Fitted Chests, Double Radiator.



BEDROOM 3: 15'2 x 7'11 (4.62m x 2.41m)

Double Glazed Leaded Light Window to Front with Blinds, Fitted Wardrobes, Double Radiator, Cornicing.



BEDROOM 4: 10'5 x 10'5 (3.18m x 3.18m)

Double Glazed Leaded Light Window to Rear with Blinds, Fitted Wardrobe, Radiator, Cornicing.



FAMILY BATHROOM: 8'7 x 8'7 (2.62m x 2.62m)

Fully Tiled Walls, Double Glazed Leaded Light Window, Panelled Bath with Mixer Taps & Shower Attachment, Separate Walk in Shower Unit, Pedestal Wash Hand Basin with Mixer Taps, Low Flush WC. Chrome Heated Towel Rail.



LARGER THAN AVERAGE REAR GARDEN: 125' x 32'6 (38.10m x 9.91m)

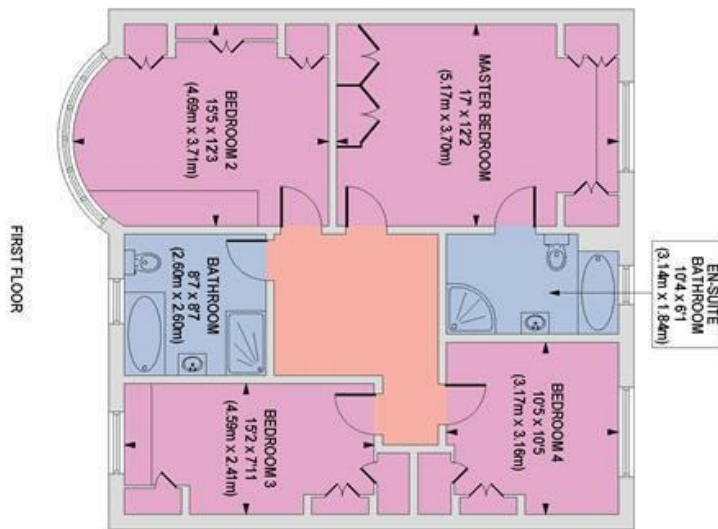
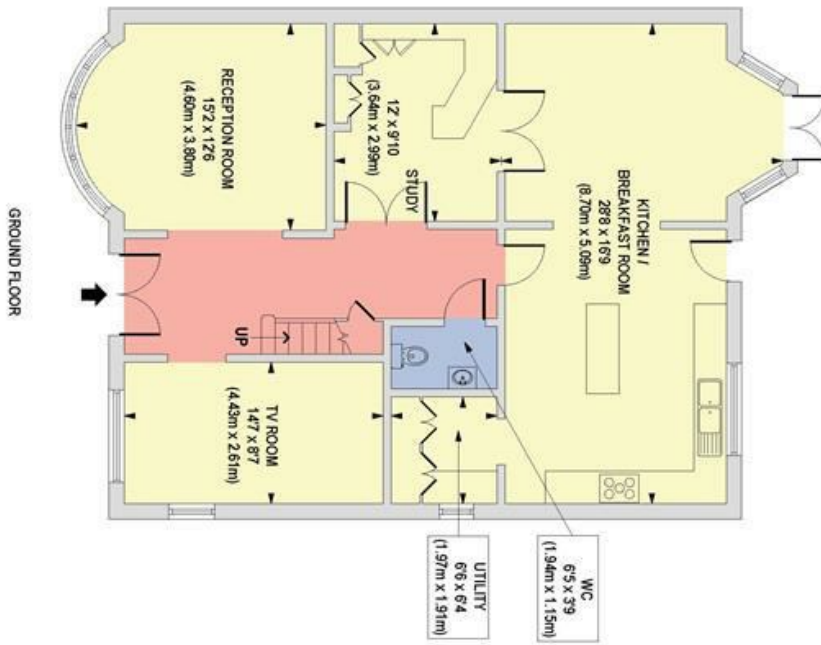
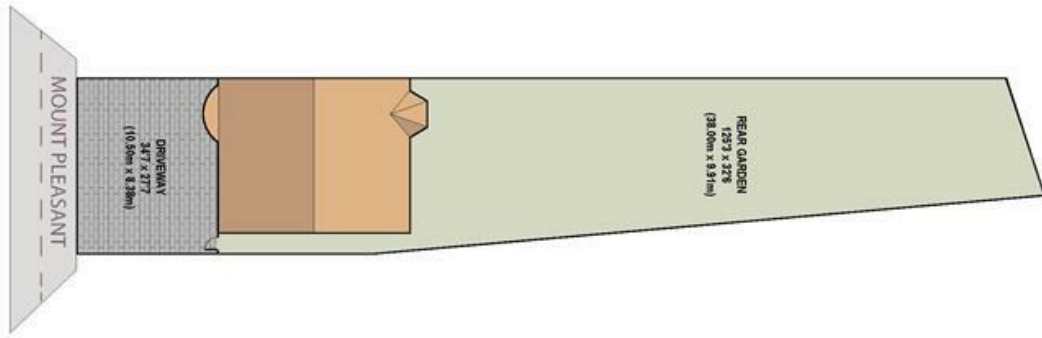
Beautifully Presented with Mature Shrubs & Plants. Mainly Laid to Lawn with Good Sized Patio Area, Plus Area to Rear and Summerhouse.



MOUNT PLEASANT

London

Approximate Gross Internal Floor Area
1998 sq. ft / 185.60 sq. m



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

Energy Efficiency Rating	
Score	Rating
92 plus	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Score	Rating
92 plus	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC



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.

Call. 020 8449 2255

sales@michaelwright.co.uk