



CARSON ROAD, COCKFOSTERS, EN4

AN EXTENDED & MUCH IMPROVED 3 BEDROOM & 2 BATHROOM DETACHED HOUSE IN QUIET RESIDENTIAL CUL DE SAC TURNING OFF HAMILTON ROAD.

THERE ARE 3 INTERCONNECTING RECEPTION ROOMS AND A FITTED KITCHEN/DINER, DOWNSTAIRS CLOAKROOM, INTEGRAL GARAGE WITH OWN DRIVE THAT COULD QUITE EASILY BE CONVERTED TO ADD ADDITIONAL GROUND FLOOR ACCOMMODATION - SUBJECT TO USUAL CONSENTS. PAVED OFF STREET PARKING TO FRONT & A REAR GARDEN.

Within Walking Distance of Cockfosters Tube Station (Picc. Line), Shops, Buses, Restaurants & Trent Park. This Property Offers a Very Comfortable Family Home at a Reasonable Price. Worthy of an Internal Viewing and Offered Chain Free.



ACCOMMODATION

* ENTRANCE HALL * GUEST CLOAKROOM * RECEPTION AREA * DINING AREA * TV ROOM * FITTED KITCHEN/DINER * 3 BEDROOMS * 2 BATHROOMS * 1 IS EN SUITE * SECLUDED REAR GARDEN * INTEGRAL GARAGE WITH OWN DRIVE SUITABLE FOR CONVERSION * PAVED OFF STREET PARKING TO FRONT *

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

PRICE: £700,000 FREEHOLD O.I.E.O

ENTRANCE:

leading to Lobby Area with Door to Reception Rooms and Door to DOWNSTAIRS GUEST CLOAKROOM.



RECEPTION ROOM 1: LOUNGE - PIC. 1 22'10 x 12'6 max (6.96m x 3.81m max)

Double Glazed Window to Front, Lounge & Dining Area, with Double Glazed Sliding Patio Doors to TV Room Extension.



RECEPTION ROOM 1: LOUNGE: PIC. 2



RECEPTION ROOM 2: DINING ROOM



RECEPTION ROOM 3: TV ROOM 12'6 x 8'6 (3.81m x 2.59m)
Double Glazed French Doors to Garden. Fitted Wardrobe, Radiator.



FITTED KITCHEN: PIC. 1



FITTED KITCHEN: PIC. 2 17'6 x 10'8 max (5.33m x 3.25m max)

Well Fitted with Ample Floor & Wall Units, 1.5 Bowl Inset Sink with Mixer Taps, Gas Hob, Eye Level Oven, Plumbed for 2 x Dishwashers, Plumbed for Washing Machine, Integrated Fridge/Freezer. Ample Dining Area. Double Glazed Window Overlooking Rear Garden. Doors to both Front & Rear Reception Rooms/



BEDROOM 1: PIC. 1 15'8 x 13'2 (4.78m x 4.01m)

Double Glazed Window to Rear, Fitted Wardrobes, Fitted Dressing Table. Radiator. Concealed Double Door Entrance to:



BEDROOM 1: PIC. 2



EN SUITE SHOWER ROOM:

Modern En Suite Shower Room with Walk in Shower, Wash Hand Basin with Mixer Taps, Low Flush WC, Radiator, Double Glazed Window. Spotlights.



BEDROOM 2: 12'6 x 8"5 (3.81m x 2.44m'1.52m)
Full Height Double Glazed Window to Front, Fitted Wardrobes, Spotlights, Double Radiator.



BEDROOM 3: 11'4 x 6'6 (3.45m x 1.98m)
Fitted Wardrobe, Double Glazed Window to Front, Double Radiator, Spotlights.



**FAMILY BATHROOM:
Modern Bathroom Suite. Double Glazed Window.**

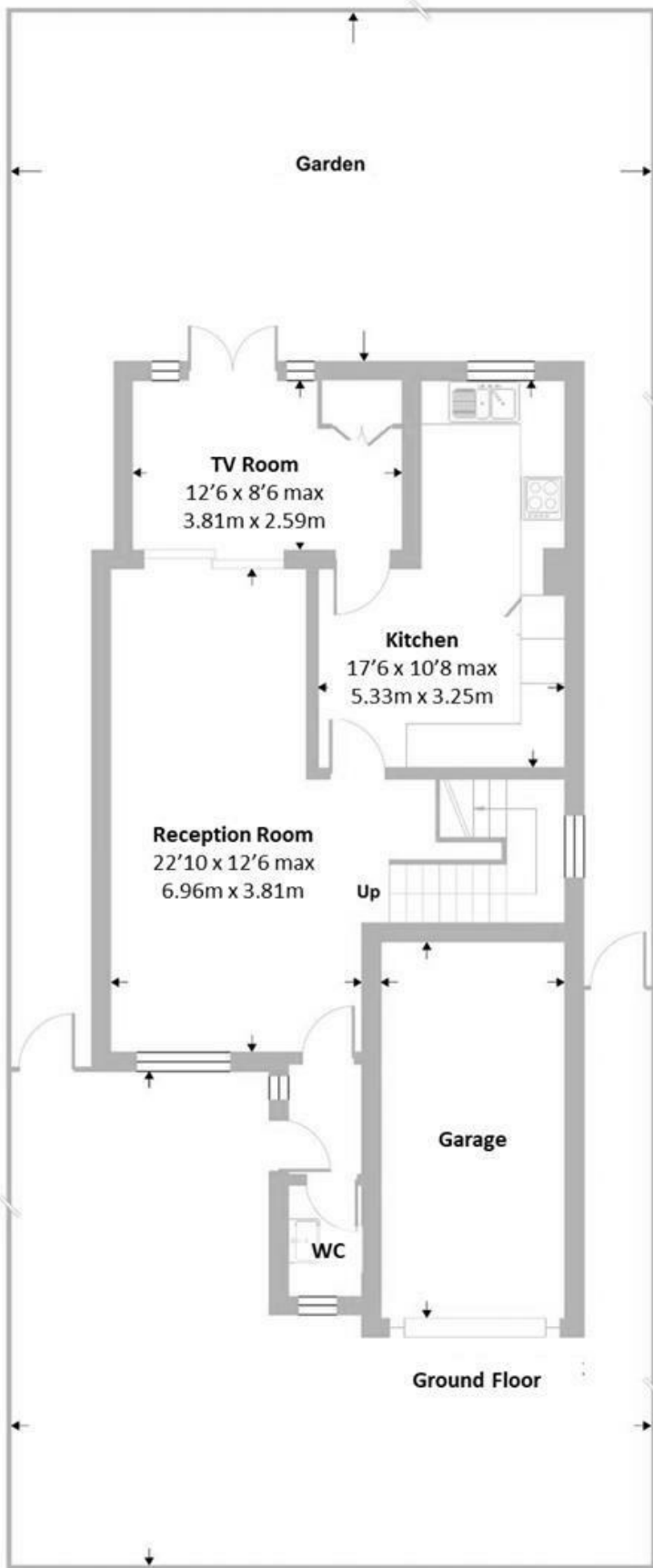


**REAR GARDEN:
Secluded and Mature. Mainly Laid to Lawn, Patio Area. Cherry Blossom Tree & 2 x Birches, Shrubs and Flowers. 2
x Side Entrances**



REAR ELEVATION OF PROPERTY & GARDEN:





First Floor

Carson Road, Cockfosters EN4
 Internal floor area 1560 sqft (145sqm)
 Measurements are approximate and for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.