



NORFOLK CLOSE, EN4

A 2 DOUBLE BEDROOM FIRST FLOOR PURPOSE BUILT MAISONETTE IN A SMALL CLOSE JUST OFF WESTPOLE AVENUE WHICH IS LITERALLY ONLY MINUTES FROM COCKFOSTERS TUBE STATION (PICC. LINE), SHOPS, BUSES, TRENT PARK & OTHER LOCAL AMENITIES. THERE IS A SPACIOUS RECEPTION ROOM WITH 2 DOUBLE GLAZED WINDOWS TO FRONT & PARQUET FLOORING. THE KITCHEN/DINER IS WELL FITTED AND THERE IS A RECENTLY INSTALLED MODERN BATHROOM. BOTH BEDROOMS HAVE FITTED WARDROBES. AVAILABLE FOR OCCUPATION FROM BEGINNING OF APRIL 2024, SUBJECT TO GOOD REFERENCES. FURNISHED AS SEEN.



ACCOMMODATION

- * ENTRANCE HALL * FIRST FLOOR LANDING * BRIGHT & SPACIOUS RECEPTION ROOM * WELL FITTED KITCHEN/DINER * 2 DOUBLE BEDROOMS * MODERN BATHROOM *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: NEW DOUBLE GLAZING, PARQUET FLOORING *

PRICE: £1,700 PER CALENDAR MONTH

RECEPTION ROOM: PIC 1

Attractive Reception Room with 2 x New Double Glazed Windows to Front, Original Parquet Flooring, Large Mirror, Feature Fireplace, Radiator, Parquet Flooring.



RECEPTION ROOM: PIC 2

Different Aspect of Reception Room.



WELL FITTED KITCHEN/DINER

Well Fitted with Floor & Wall Units and Ample Space for Dining Table & Chairs. 1.5 Bowl Sink Unit with Mixer Taps. New Double Glazed Window to Rear. Plumbed for Washing Machine.



BEDROOM 1:

Double Bedroom with Fitted Wardrobes with Mirrored Doors, Wood Flooring, Double Glazed Window to Front. Radiator.



BEDROOM 2:

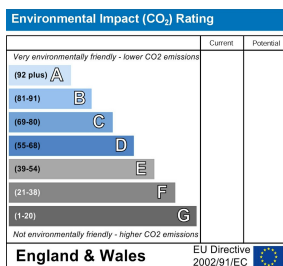
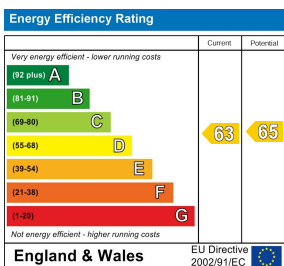
Further Double Bedroom with Double Glazed Window to Rear, Fitted Wardrobes with Mirror Doors, Wood Flooring, Radiator.



**RECENTLY INSTALLED LUXURY BATHROOM:
Modern Bathroom Suite. Radiator. Double Glazed Window.**



Awaiting Floor Plan



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.