



HAMILTON CLOSE, COCKFOSTERS, EN4

SITUATED IN A QUIET CLOSE IS THIS 2 BEDROOM SEMI-DETACHED BUNGALOW ON A WIDE PLOT AND WITH A GARAGE TO SIDE WITH OWN DRIVE & LARGE REAR GARDEN. THERE IS AN 'L' SHAPED LOUNGE/DINER & AN EXTENDED FITTED KITCHEN. THERE IS A WETROOM SUITABLE FOR AN ELDERLY PERSON. THERE IS 17' TO THE SIDE.

This Property Offers Tremendous Extension Potential - Subject to Usual Consents and Can Lend Itself to Becoming a 4 Bedroom Property.

Within Walking Distance of All of Cockfosters Local Amenities, Including Tube Station (Picc. Line), Buses, Shops, Restaurants, Trent Park, Schools etc. Offered Chain Free,



ACCOMMODATION

- * ENTRANCE HALL * 'L' SHAPED LOUNGE/DINER * FITTED KITCHEN * 2 BEDROOMS * WETROOM
- * GARAGE TO SIDE WITH OWN DRIVE * LARGE & WIDE REAR GARDEN - MAINLY LAID TO LAWN + PAVED PATIO AREA * DEEP FRONT GARDEN *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * TREMENDOUS EXTENSION POTENTIAL - SPP *

PRICE: £630,000 FREEHOLD FIXED ASKING PRICE

ENTRANCE HALL:

Double Glazed door into the carpeted entrance hall, with doors leading to the bedrooms, bathroom and living room



EXTENDED LOUNGE/DINER: PIC. 1 18'10 x 16'3 I-shaped (5.74m x 4.95m I-shaped)

L-shaped dual aspect Lounge/Diner with patio doors to the garden and a double glazed window to the side. Carpeted floor, neutrally decorated walls. wooden fireplace with gas coal effect fire and large double radiator. Door leading to the separate kitchen.



EXTENDED LOUNGE/DINER: PIC. 2



FITTED KITCHEN: 10'2 x 7'5 (3.10m x 2.26m)

With white shaker style wall and base units. tiled splashbacks and lino flooring. Connection for an electric cooker and plumbing for a washing machine and dishwasher. Double glazed window to the rear and door to the side.



BEDROOM 1: 14'0 x 9'5 (4.27m x 2.87m)

With double glazed half bay to the front, radiator under, fitted wardrobes either side of the bed, with storage over and fitted dressing table.



BEDROOM 2: 11'6 x 6'4 (3.51m x 1.93m)

With double glazed window to the front, radiator under and fitted wardrobes.



WETROOM: 6'2 x 6'1 (1.88m x 1.85m)

Fully tiled walls and sealed floor to provide a walk-in shower wetroom, with wall mounted handwash basin, low level wc and double glazed window to side.



REAR GARDEN: PIC. 1 65' long x 40' wide (19.81m long x 12.19m wide)

Extending to approximately 65ft in length and 40ft in width, this garden is mainly laid to lawn with rectangular path and with some very deep planted borders with mature shrubs.



REAR GARDEN: PIC. 2



AREA TO SIDE & GARAGE:

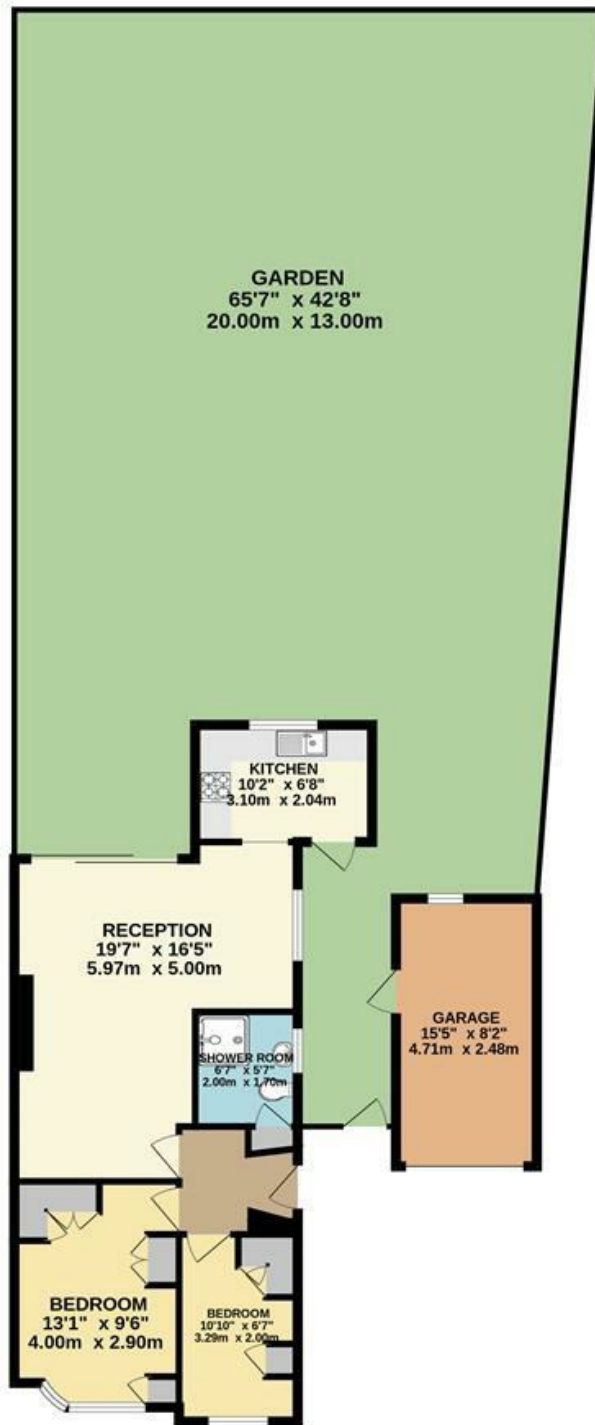
Averaging approximately 16ft in width to the side of property housing the garage and garden shed, offering a wealth of extension possibilities.



AERIAL VIEW



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	
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.