



## LEYS GARDENS, COCKFOSTERS, EN4

Situated in One of Cockfosters Prime Locations is this 5 DOUBLE BEDROOM & 2 BATHROOM EXTENDED & MUCH IMPROVED PROPERTY WITH SPACIOUS GROUND FLOOR ACCOMMODATION, LARGE SOUTH FACING REAR GARDEN, COVERED PATIO AREA, BBQ AREA, GYM & HOME OFFICE, PLUS OFF STREET PARKING TO FRONT FOR SEVERAL CARS.

There is a Through Lounge, Large Fitted Kitchen/Diner/Family Room, Spacious Entrance Hall & Downstairs Cloakroom, Whilst the Garage has been Converted to Create a Useful Store Room, Leading to a Utility Room/Study.

The Current Vendor has Made Considerable Improvements to the Property Which Offers a Comfortable Family Home. The Loft is Still Intact and Lends Itself to Conversion - Subject to Usual Consents.

Viewings are Highly Recommended.



### ACCOMMODATION

\* SPACIOUS ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* THROUGH LOUNGE \* FITTED KITCHEN/DINER/FAMILY ROOM \* STORE ROOM \* UTILITY ROOM/STUDY \* LUXURY BATHROOM \* SEPARATE SHOWER ROOM \* SOUTH FACING REAR GARDEN WITH OUTBUILDINGS - HOME OFFICE & LARGE GYM, BBQ AREA & COVERED PATIO AREA \* OFF STREET PARKING FOR 3+ CARS  
\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, GYM, HOME OFFICE, BBQ \*

**PRICE: £1,395,000 FREEHOLD**

**ENTRANCE HALL 19'2" x 7'10" (5.86 x 2.41)**



**THROUGH LOUNGE: 31'8" x 12'2" (9.67 x 3.72)**



**LOUNGE AREA:**



**DINING AREA:**



**FITTED KITCHEN/DINER/FAMILY ROOM: 18'0" x 16'7" (5.50 x 5.06)**



**FITTED KITCHEN/DINER:**



**STORAGE ROOM 7'1" x 5'10" (2.17 x 1.80)**



**UTILITY ROOM/STUDY: 10'9" x 7'8" (3.30 x 2.36)**



**SEMI-GALLERIED LANDING: 14'4" x 7'10" (4.39 x 2.41)**



**BEDROOM 1 17'2" x 10'3" to wardrobes (5.24 x 3.13 to wardrobes)**



**BEDROOM 2 16'1" x 10'0" to wardrobes (4.92 x 3.05 to wardrobes)**



**BEDROOM 3 12'5" x 9'8" (3.80 x 2.95)**



**BEDROOM 4 13'0" x 8'10" (3.98 x 2.70)**



**BEDROOM 5 11'5" x 7'10" (3.48 x 2.41)**





**LUXURY BATHROOM: 7'9" x 5'8" (2.37 x 1.75)**



**SEPARATE SHOWER:**



**REAR GARDEN: 75' long (22.86m long)**



**COVERED PATIO AREA:**



**BBQ AREA:**



**HOME OFFICE:**



GYM: PIC. 1



GYM: PIC. 2



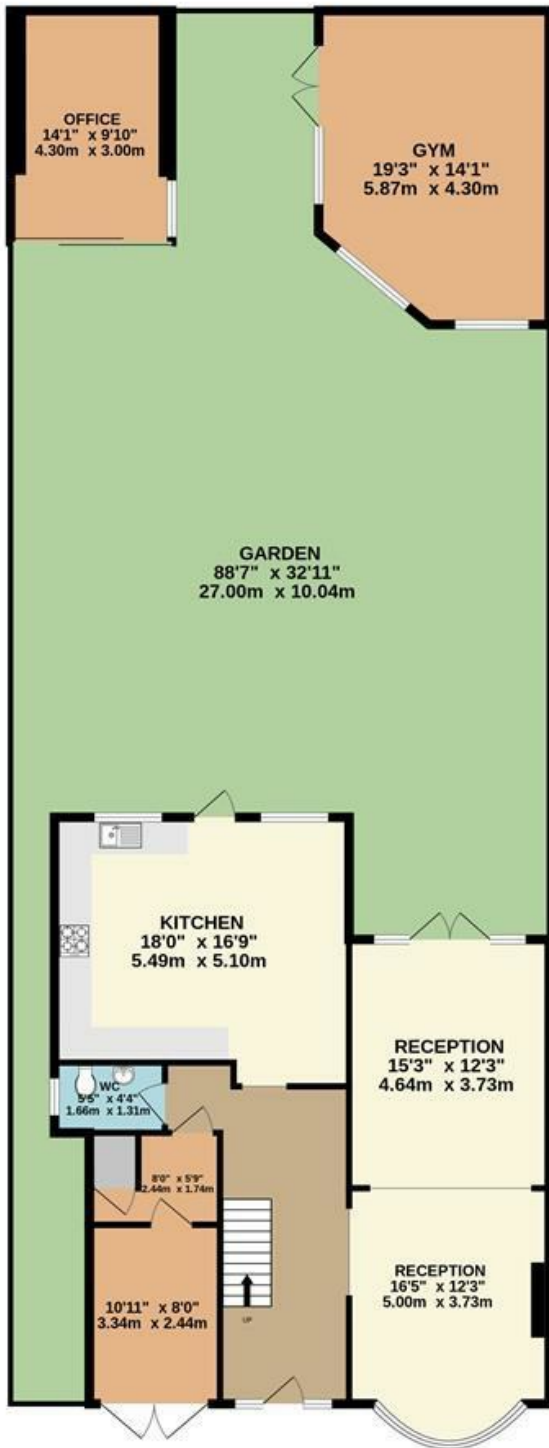
**PERGOLA AREA BETWEEN HOME OFFICE & GYM:**



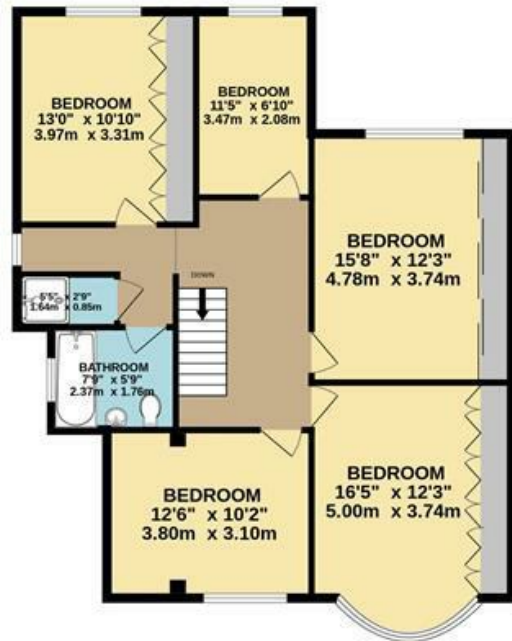
**REAR ELEVATION OF PROPERTY & GARDEN:**



GROUND FLOOR  
1344 sq.ft. (124.9 sq.m.) approx.



1ST FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2294 sq.ft. (213.2 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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.