



CARSON ROAD, COCKFOSTERS, EN4

Nestled in the serene Carson Road of Cockfosters, this charming semi-detached house offers a perfect blend of comfort and convenience. Boasting an inviting, bright reception room and three cosy bedrooms, this property is ideal for family living. With ceiling speakers in the lounge, main bedroom and bathroom, add a touch of luxury to your daily routine.

One of the standout features of this property is the ample parking, including a garage with own drive and electric door. Situated in a quiet residential neighbourhood, you can enjoy peace and tranquillity while being walking distance from

Cockfosters High Street and excellent transport links.

For families with children, the proximity to excellent schools like JCoSS and East Barnet Secondary Schools is a definite advantage. Whether it's a relaxing evening in the lounge, unwinding in one of the bedrooms, or enjoying a soak in the bathroom, this property offers a comfortable and stylish living space for you and your loved ones.

Just to note that there was planning permission for a double-storey rear extension which has lapsed, but could and should quite easily be re-instated.



ACCOMMODATION

* ENTRANCE HALL * GUEST CLOAKROOM * RECEPTION ROOM WITH SITTING & DINING AREA * WELL FITTED KITCHEN/DINER * 3 GOOD SIZED BEDROOMS * LUXURY BATHROOM * INTEGRAL GARAGE WITH ELECTRIC DOOR - WHICH COULD BE CONVERTED TO LIVING SPACE - SPP *

PAVED OFF STREET PARKING TO FRONT *

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

PRICE: £675,000 FREEHOLD

ENTRANCE HALL:

With Access to Reception Room and Fitted Kitchen, plus Downstairs Cloakroom.

RECEPTION ROOM ACROSS THE REAR: 20'0" x 13'6" (6.1 x 4.13)

Bright and Airy Living Space with Doors Leading Directly to the Back Garden. The Floor to Ceiling Windows Flood the Room with Natural Light



LUXURY FITTED KITCHEN: 9'4" x 8'0" (2.87 x 2.44)

A Bright, Fitted Kitchen with Quartz Worktops and Integrated Appliances



BEDROOM 1: 12'6" x 9'6" (3.83 x 2.9)

A Well Proportioned Double Bedroom with Fitted Wardrobes, Double Glazed Windows to Rear and Side, Radiator.



BEDROOM 2: 10'2" x 9'6" (3.1 x 2.9)

Bright, and Airy and Cosy Double Bedroom with Double Glazed Window and Radiator.



VIEWS FROM BEDROOMS 1 & 2:



BEDROOM 3: 9'10" x 9'5" (3 x 2.88)

A Well Proportioned Third Bedroom with Double Glazed Window and Radiator. Fitted Wardrobes.



LUXURY BATHROOM: 7'4" x 5'7" (2.24 x 1.71)

Remodelled & Fully Tiled Bathroom with Contrasting Floor Tiling, Modern Bath with Mixer Taps & Shower Attachment, Large Sink with Mixer Taps & Cupboards Beneath, Separate Walk in Shower with Hand & Rain Shower, Double Glazed, Frosted Window. Heated Towel Rail.



REAR GARDEN: 39'4" x 20'0" (12 x 6.1)

Garden with Patio Area, Mainly Laid to Lawn, with Direct Access to the Living Room and Side Entrance



REAR ELEVATION OF PROPERTY:



FRONT ENTRANCE:



FURTHER FRONTAL ASPECT:



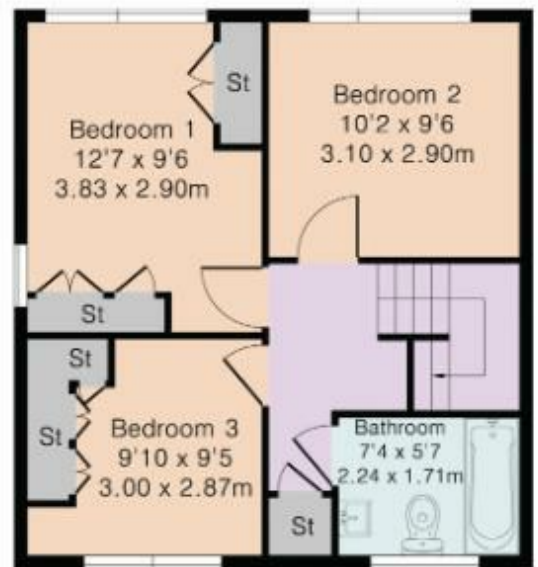
Approximate Gross Internal Area 1026 sq ft – 95 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 431 sq ft – 40 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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			
		64	82
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			
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.