



## SUSSEX WAY, COCKFOSTERS, EN4

Welcome to this charming 3-bedroom semi-detached house located on Sussex Way in the delightful area of Cockfosters. This property boasts a well-presented and refurbished interior, perfect for those seeking a comfortable and stylish living space. There are 3 Air Conditioning/Heating Units.

Upon entering, you are greeted by an attractive entrance hall that sets the tone for the rest of the house. The front reception room offers a cosy space to relax and entertain, while the open-plan rear reception room provides a versatile area for dining and is open plan with a well fitted kitchen/diner. There is a downstairs cloakroom.

The house features three good-sized bedrooms, ideal for families or those in need of extra space. The luxury bathroom has a modern suite and has a separate walk in shower.

Outside, the property offers a rear garden with a well-maintained lawn, perfect for enjoying the outdoors during warmer months or for hosting gatherings with friends and family. There is a very useful outbuilding which would make an ideal home/office and there has been some provision for electricity connection.

Located in the sought-after area of Cockfosters, this property provides a wonderful opportunity to own a beautiful home in a desirable location. Enjoying access to both Cockfosters & Oakwood Tube Stations (Picc. Line), buses, shops, restaurants, good schools and Trent Park that also has a Golf Course. Don't miss out on the chance to make this house your own and enjoy all it has to offer.



### ACCOMMODATION

- \* DOUBLE GLAZED ENTRANCE PORCH \* ATTRACTIVE ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM
- \* FRONT RECEPTION ROOM \* REAR RECEPTION ROOM & OPEN PLAN FITTED KITCHEN/DINER \* 3 GOOD SIZED BEDROOMS \* LUXURY MODERN BATHROOM INCLUDING WALK IN SHOWER \* LOFT INTACT - SUITABLE FOR CONVERSION \* WELL MAINTAINED REAR GARDEN \* VERY USEFUL OUTBUILDING \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, BURGLAR ALARM, AIR CONDITIONING & HEATING UNITS IN THE REAR RECEPTION ROOM & 2 MAIN BEDROOMS \*

**PRICE: £850,000 FREEHOLD**

**DOUBLE GLAZED ENTRANCE PORCH:**



**ENTRANCE HALL: PIC. 1 16'9 x 7'6 (5.11m x 2.29m)**

**Part Glazed Front Door with Matching Leaded Light Side Panels. Concealed Radiator. Attractive Stained Glass Semi-Circular Leaded Light Flank Window. Downstairs Cloakroom and Understairs Cupboard.**



**ENTRANCE HALL: PIC. 2**  
**Different Aspect, Also Showing Stairs to First Floor.**



**FRONT RECEPTION ROOM: 15'4 x 12'3 (4.67m x 3.73m)**  
**Double Glazed Leaded Light Bay Window to Front, Double Radiator, Spotlights, Wooden Fireplace with Tiled Inset and Cast Iron Fireplace, Cornicing.**



**REAR RECEPTION ROOM: 16'9 x 12'3 (5.11m x 3.73m)**

**Double Glazed French Doors to Patio & Rear Garden, Spotlights, Vertical Radiator. Open Plan with Well Fitted Kitchen with a Divider. Air Conditioning & Heating Unit.**



**FITTED KITCHEN/DINER: 12'6 x 9' (3.81m x 2.74m)**

**Ample Floor & Wall Units, 5-Ring Gas Hob with Built Under Double Oven, Inset Stainless Steel Sink with Mixer Taps, Ceramic Flooring, Half Tiled Walls, Double Glazed Leaded Light Window Overlooking Rear Garden.**



**BEDROM 1: 14'7 x 12'3 (4.45m x 3.73m)**

**Double Glazed Leaded Light Bay Window, Double Radiator, Spotlights, Air Conditioning & Heating Unit.**



**BEDROOM 2: 14'2 x 12'3 (4.32m x 3.73m)**

**Large Double Glazed Window Overlooking Rear Garden, Radiator, Spotlights. Air Conditioning & Heating Unit.**



**BEDROOM 3: 9' x 7'6 (2.74m x 2.29m)**  
**Double Glazed Leaded Light Window to Front, Radiator, Spotlights.**



**LUXURY BATHROOM: 10'4 x 7'8 (3.15m x 2.34m)**  
**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 Window to Rear. Heated Towel Rail.**



**REAR GARDEN:**

**Well Maintained with Decking & Area Laid to Lawn with a Further Paved Area to Rear. Side Door.**



**VERY USEFUL OUTBUILDING: 12' x 9' (3.66m x 2.74m)**

**Suitable for a Home Office with Provision for Electricity. Paved Area to Side.**

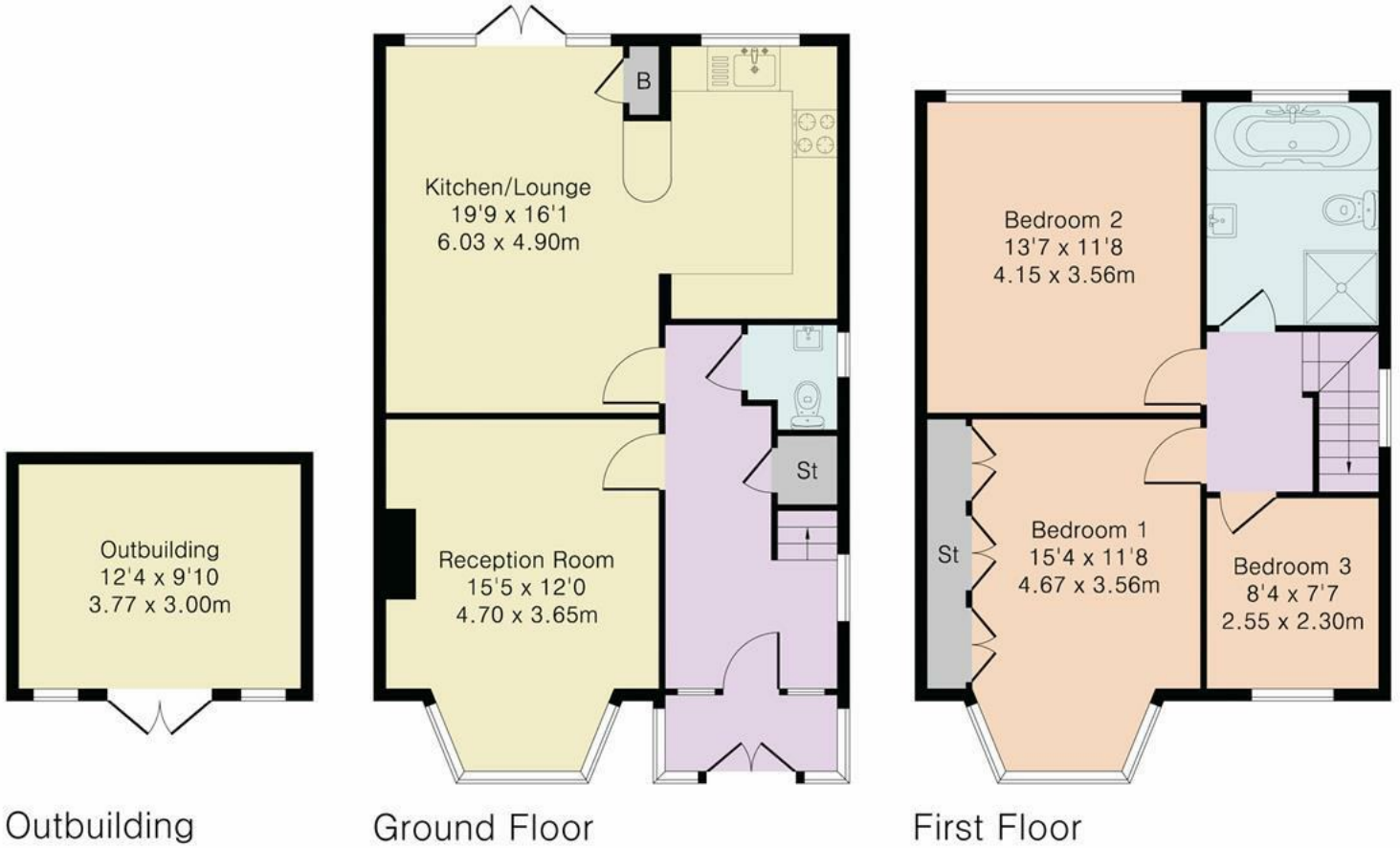


**REAR ELEVATION OF PROPERTY:**





Approximate Gross Internal Area 1262 sq ft – 116 sq m  
 Ground Floor Area 608 sq ft – 56 sq m  
 First Floor Area 532 sq ft – 49 sq m  
 Outbuilding Area 122 sq ft – 11 sq m



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 |  |                         |           |
|   |  | 59                      | 79        |
| 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.