



SUSSEX WAY, COCKFOSTERS, EN4

We are pleased to offer this semi-detached house with its own driveway in Sussex Way, Cockfosters.

It has 3 bedrooms, 2 separate receptions, kitchen, bathroom and downstairs WC. This family home is in need of updating, but offers a blank canvas for someone to make it their own. There are options to extend to the side, the rear, to the first floor and indeed into the loft - subject to usual consents.

There is a brick built garage with own drive which is well set back with a long driveway and double wooden gates, offering further off street parking, or extension potential - subject to usual consents. Additionally one can build a wrap around extension, build on the first floor and into the loft - SPP. This is truly a blank canvas, offered at a reasonable price, and offers the opportunity to double the square footage.

The front garden is approx. 20ft deep and partly planted & well-maintained, but also provides off-street parking, whilst the beautiful and well nurtured south-facing rear garden, has a paved patio area, the garage and a lawn with mature plants & shrubs, including camelias.

Conveniently situated in the heart of Cockfosters, this home is within an easy level walk of both Cockfosters & Oakwood stations, shops, restaurants and local amenities. It is also ideally located for many of the local primary & secondary schools (especially Southgate).



ACCOMMODATION

- * DOUBLE GLAZED ENTRANCE PORCH * INNER ENTRANCE HALL * DOWNSTAIRS CLOAKROOM
- * 2 SEPARATE RECEPTIONS * KITCHEN * 3 BEDROOMS * BATHROOM * 8FT AREA TO SIDE (WIDENING TO 10FT) * PAVED PATIO AREA * SOUTH FACING REAR GARDEN * GARAGE WITH OWN DRIVE - SET BACK - OFF STREET PARKING & MATURE FRONT GARDEN*
- * SERVICES: PART GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £750,000 FREEHOLD

ENTRANCE HALL 16'0" x 7'4" (4.90m x 2.26m)

Access in through the porch into the bright Entrance hall with double doors into the front reception and access to the rear reception, kitchen, downstairs wc & stairs to the first floor. An attractive features is the stained glass front door with matching side windows.



FRONT DOOR/ENTRANCE HALLWAY

Close up of attractive and original part stained glass front door with matching stained glass side windows.



FRONT RECEPTION 14'7" x 11'11" (4.47m x 3.65)

Double doors into the room with double glazed bay window to the front, coving & picture rail.

REAR RECEPTION 15'10" x 11'5" (4.83m x 3.49m)

Full width double glazed windows with door in the centre leading out to the garden, coving & picture rail.

KITCHEN 12'0" x 7'10" (3.66m x 2.40m)

the kitchen is in need of updating with wood fitted wall & base units. Door & window to the garden, gas boiler.

LANDING 9'8" x 7'4" (2.95m x 2.26m)

With double glazed window to the side, carpeted stairs and landing.

BEDROOM 1 14'7" x 12'0" (4.47m x 3.67m)

Double glazed bay window to front, picture rail and tiled fireplace

BEDROOM 2 12'1" x 12'0" (3.70m x 3.66m)

Double glazed window to the rear, picture rail and tiled fireplace with gas fire.

BEDROOM 3 8'2" x 7'5" (2.50m x 2.27m)

Double glazed window to front, picture rail

BATHROOM & SEPARATE WC 7'5" x 7'4" (2.28m x 2.24m)

Currently set out as a bathroom and separate WC, but could easily be combined to offer a more substantial bathroom.

PATIO

Paved patio across the whole width of the property.



GARDEN PIC 1: 44'0" x 33'0" (13.41m x 10.06m)

The garden is South facing, catching the sun all day long. Has access to the set-back garage. Leading from the patio on the lawn, the garden is well-maintained with plenty of mature shrubs



GARDEN PIC 2:



REAR OF PROPERTY PIC 1:



REAR OF PROPERTY PIC 3:



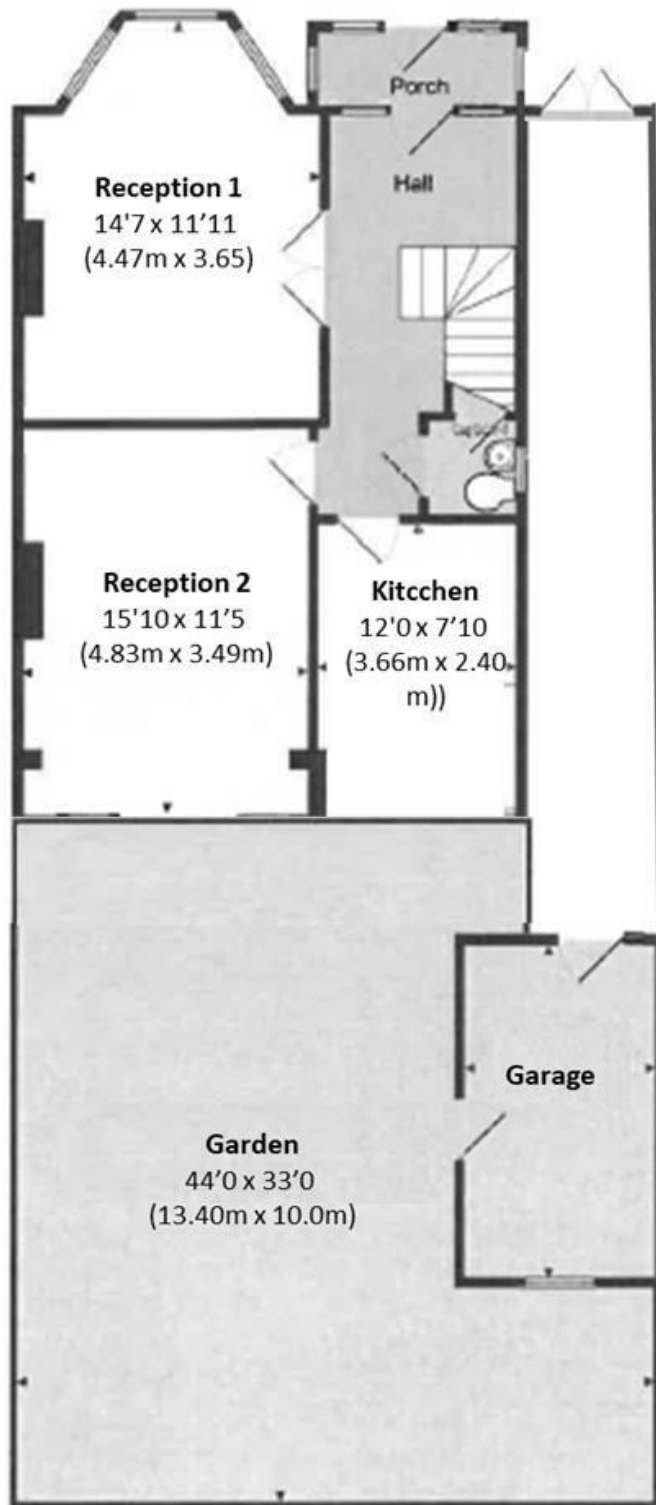
GARAGE - SET BACK WITH OWN DRIVE

There is approximately 8ft at the front of the house, widening to 10ft along the left side, leading the garage which would lend itself perfectly for a side extension (subject to the usual permissions).

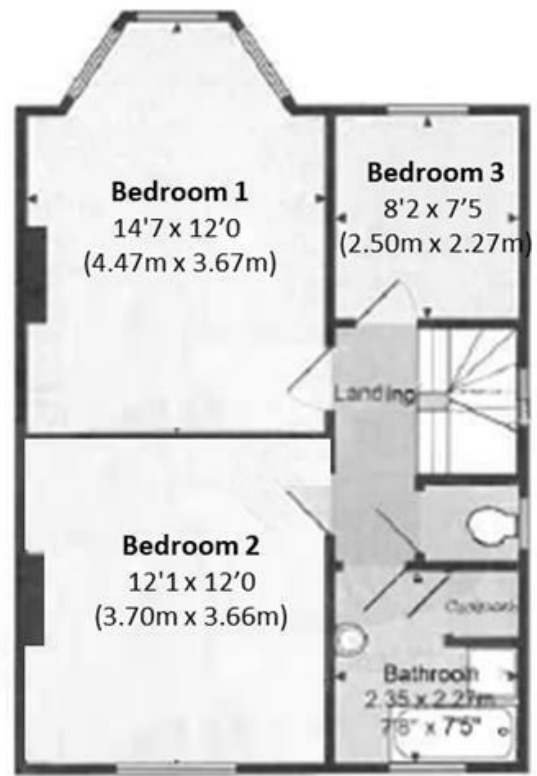


DRIVEWAY TO SIDE/EXTENSION POTENTIAL





Ground Floor



First Floor

Sussex Way, Cockfosters, EN4

Approximate Area:

Measurements are approximate and are for illustrative purposes only



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			
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.