



HEDDON COURT, COCKFOSTERS ROAD, COCKFOSTERS, EN4

Located in the charming area of Heddon Court Parade on Cockfosters Road in Cockfosters, this unique property offers a rare opportunity to own a 3/4 bedroom split-level maisonette spread across two floors. With 2 reception rooms, this home provides ample space for both relaxation and entertainment.

The property boasts a modern bathroom with a separate WC, offering convenience and potential for customization. The communal terrace just outside the kitchen door is perfect for enjoying a morning coffee or to catch the sun.

Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the home which feels just like an average 3 bedroom house. The property's layout allows for flexibility, with the possibility of converting rooms to suit your needs, whether you prefer an additional bedroom or a 2nd reception room.

Conveniently situated just a minute away from shops and restaurants, this maisonette offers the perfect blend of tranquillity and accessibility. Don't miss out on the chance to make this property your own and create a space that truly reflects your lifestyle.



ACCOMMODATION

- * COMMUNAL STAIRS ACCESSED IN COCKFOSTERS ROAD TO PROPERTY * ENTRANCE HALL *
- 2 SEPARATE RECEPTION ROOMS * FITTED KITCHEN - WITH DOOR TO COMMUNAL TERRACE * 3
- BEDROOMS ON UPPER LEVEL PLUS MODERN BATHROOM & SEP. WC. *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * PARQUET FLOORING *

PRICE: £450,000 LEASEHOLD

ENTRANCE HALL: PIC. 1
Radiator with Shelf Over, Parquet Flooring Understairs Cupboard, Burglar Alarm Control.



ENTRANCE HALL: PIC. 2
Showing Part Glazed Panelled Front Door & Leaded Light Side Panel. Picture Rail. Stairs to Upper Floor.



FRONT RECEPTION ROOM: 12'5 x 12'1 (3.78m x 3.68m)
2 x Double Glazed Sash Windows, Tiled Fireplace, Radiator, Picture Rail & Cornicing.



REAR RECEPTION ROOM/POSS. BEDROOM 4 14'4 x 10'1 (4.37m x 3.07m)
Parquet Flooring, Double Glazed Window to Rear, Double Radiator, Picture Rail.



FITTED KITCHEN: PIC. 1 10'6 x 7'10 (3.20m x 2.39m)

Floor & Wall Units, Single Drainer Stainless Steel Sink with Mixer Taps, Washing Machine, Dishwasher & Zanussi Cooker with Electric Hob and Double Oven Included. Ceramic Flooring, Larder Cupboard, Recently Installed Condensing Boiler for Gas Central Heating, Double Glazed Door to Communal Terrace.



**FITTED KITCHEN: PIC. 2
Different Aspect Showing Door to Hallway.**



UPPER FLOOR LANDING: PIC. 1
Access to All Bedrooms, Storage Cupboard.



UPPER FLOOR LANDING: PIC. 2



BEDROOM 1: 13'8 x 11'1 (4.17m x 3.38m)
2 x Double Glazed Sash Windows to Front, Double Radiator, Picture Rail, Cornicing, Panelled Door.



BEDROOM 2: 13'1 x 9'8 (3.99m x 2.95m)
Double Glazed Window to Rear, Picture Rail, Double Radiator.



BEDROOM 3: 8'8 x 6'11 (2.64m x 2.11m)
Double Glazed Sash Window to Front, Radiator, Picture Rail, Spotlights.



MODERN BATHROOM/SEP. WC.
Panelled Bath with Mixer Taps and Shower Attachment, Wide Winged Wash Hand Basin with Mixer Taps and Cupboards Beneath, Large Mirror with Lights, Double Glazed Frosted Window, Extractor Fan.



MODERN BATHROOM & SEP. WC.
Showing Both and How They Could be Connected, if Preferred.



COMMUNAL TERRACE: 21'6 x 11' (6.55m x 3.35m)
This Area is Immediately Outside the Kitchen and is a Sun Trap.

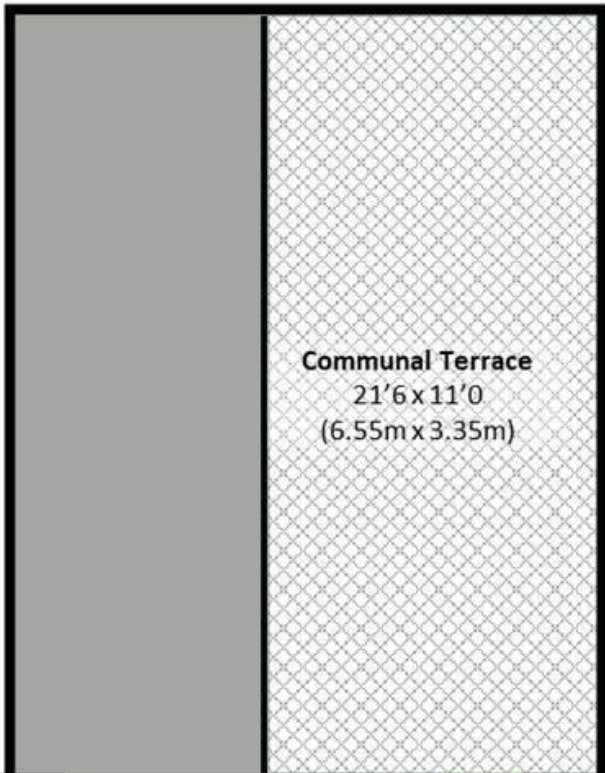


**REAR ELEVATION OF PROPERTY:
Both Floors Belong to this Maisonette.**



REAR ELEVATION & COMMUNAL TERRACE:

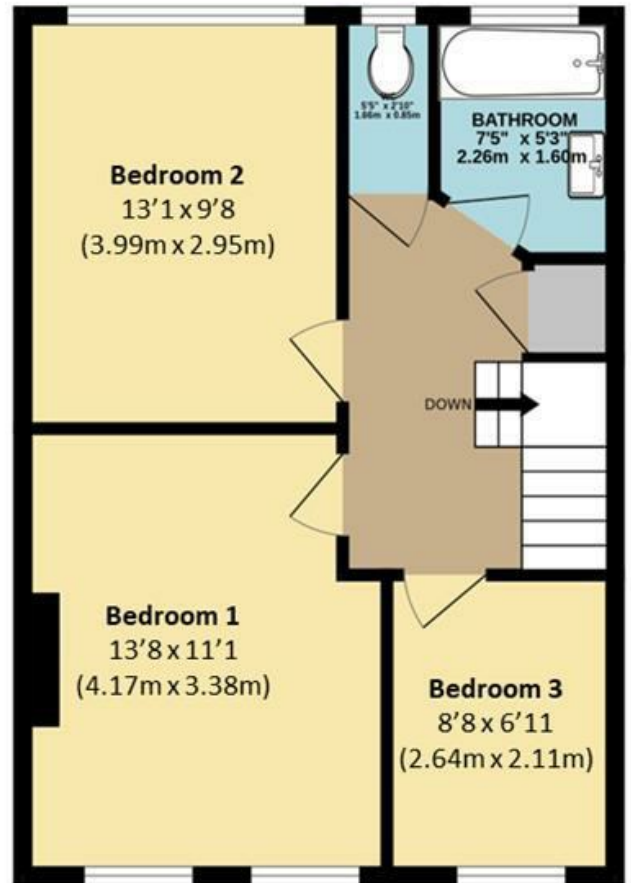
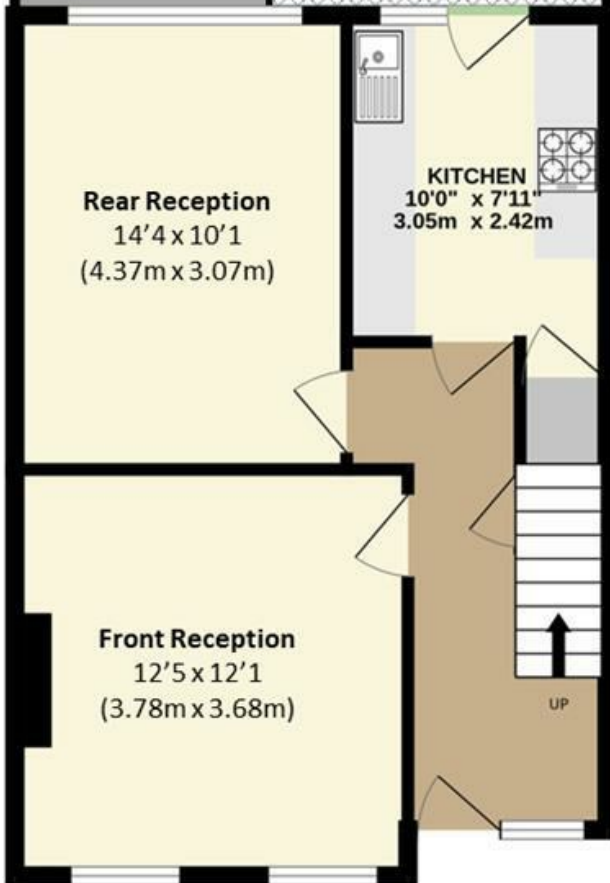




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Approximate area: 933sqft (86.7sqm)

All 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			
		72	79
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.