



## LICHFIELD CLOSE, COCKFOSTERS, EN4

**AVAILABLE FOR RENTAL EARLY JULY, SUBJECT TO GOOD REFERENCES. A Well Maintained 4 DOUBLE BEDROOM & 3 BATHROOM (2 EN SUITES) Semi-Detached House of an Unusual Design. LARGE LOUNGE/DINER WITH SOUTH FACING BALCONY & VIEWS TO FRONT, Fitted Kitchen, Downstairs Cloakroom, Front & Rear Gardens, GARAGE & OFF STREET PARKING.**

**Situated at the End of a Cul De Sac within a Rural Setting, on the Ever Popular Hadley Park Development, Built by Charles Church Developers, and within a Comfortable Walk to Cockfosters Tube Station ( Picc. Line), Shops, Buses, Restaurants, Good Schools and other Local Amenities. Available on an Unfurnished Basis.**



### ACCOMMODATION

- \* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* 3 DOUBLE BEDROOMS & 2 BATHROOMS ON THE GROUND FLOOR \* 4TH DOUBLE BEDROOM & BATHROOM ON FIRST FLOOR. SPACIOUS LOUNGE/DINER WITH BALCONY & VIEWS \* FITTED KITCHEN \* FRONT & REAR GARDENS \* INTEGRAL GARAGE WITH OWN DRIVE \* OFF STREET PARKING FOR SEVERAL CARS \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, BALCONY, VIEWS, TRANQUIL POSITION, OPEN OUTLOOK TO FRONT \*

**PRICE: £3,250 PER CALENDAR MONTH**



**LOUNGE/DINER: PIC. 1**



**LOUNGE/DINER: PIC. 2**





**BALCONY & VIEW:**



**FITTED KITCHEN:**





**BEDROOM 1:**



**EN SUITE SHOWER TO BEDROOM 1:**





**BEDROOM 2:**



**SHOWER EN SUITE TO BEDROOM 2:**





**BEDROOM 3:**



**BEDROOM 4 / STUDY:**





**FAMILY BATHROOM:**



**ENTRANCE HALL: PIC. 1**





**ENTRANCE HALL: PIC. 2**



**REAR GARDEN: PIC 1**

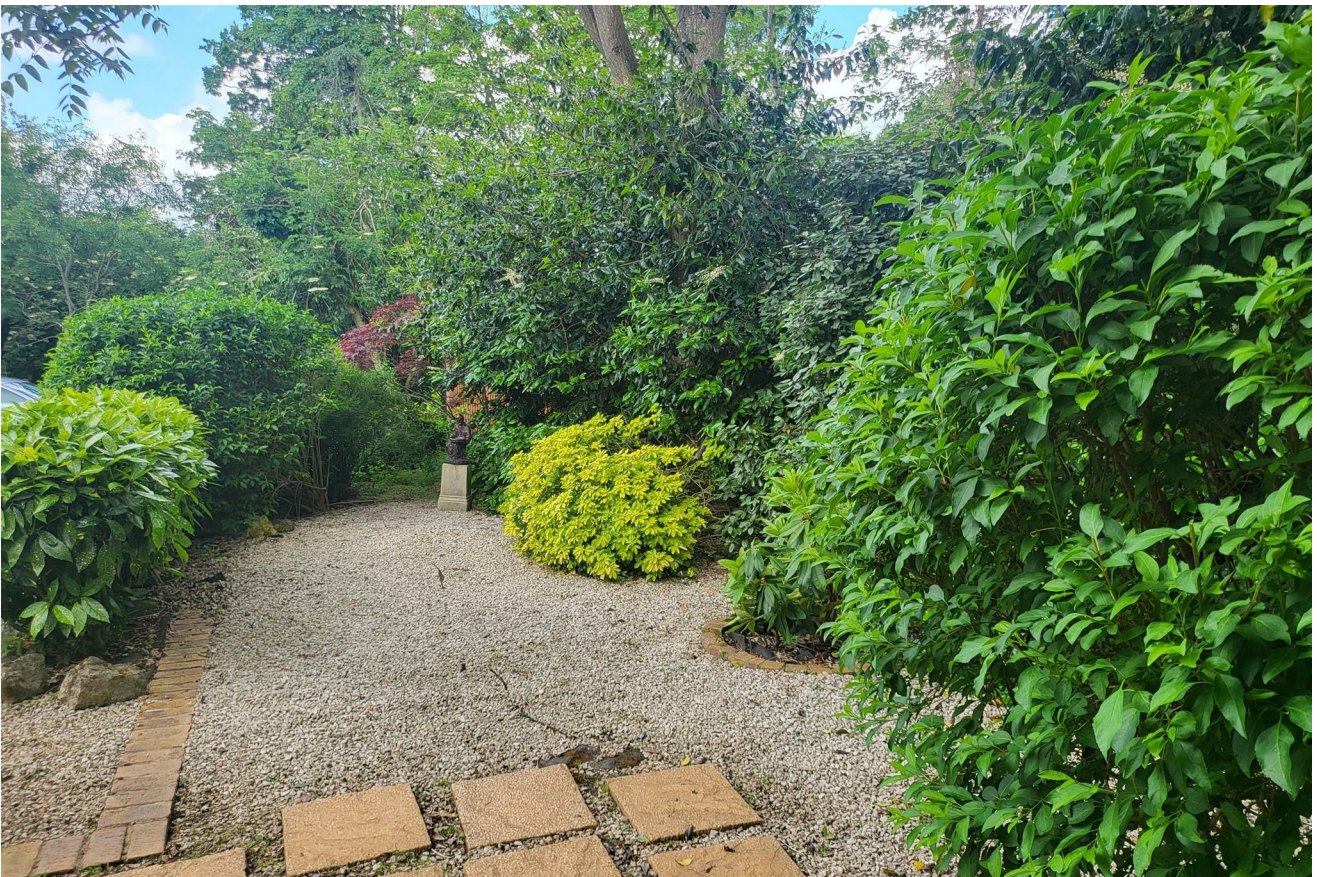




**REAR GARDEN: PIC. 2**



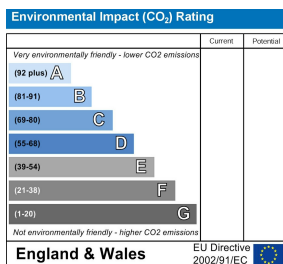
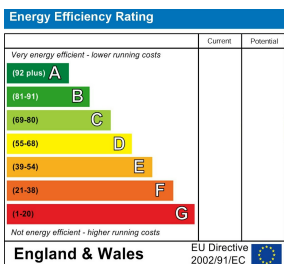
**FRONT GARDEN:**



**OFF STREET PARKING & VIEW TO FRONT:**



Awaiting Floor Plan



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.