



## WESTPOLE AVENUE, COCKFOSTERS, EN4

Nestled in the charming Westpole Avenue of Cockfosters, this stunning house is a true gem waiting to be discovered. As you step inside, you are greeted by not just one, but two separate reception rooms, the largest boasting an impressive size perfect for entertaining guests or simply relaxing with your loved ones. The open plan fitted kitchen is a chef's dream, offering ample space to whip up culinary delights.

This extended property features three good-sized bedrooms, ensuring that everyone in the family has their own cozy space to retreat to. The luxury bathroom is a sanctuary in itself, complete with a walk-in shower for a touch of indulgence. Additionally, a downstairs cloakroom/shower room adds convenience to this already impressive abode, as does a reception hallway. Underfloor heating on the Ground Floor.

Step outside into the south-facing rear garden, a tranquil oasis where you can enjoy the sunshine and host delightful outdoor gatherings. There is a useful outbuilding suitable for gym or home/office. The paved off-street parking to the front of the house is a practical feature that adds to the convenience of this property.

Convenience is truly at your doorstep with a level walk to Cockfosters Tube Station, making commuting a breeze. The proximity to shops, buses, restaurants, Trent Park, and other local amenities ensures that you have everything you need within reach. It is also close to Oakwood Tube Station, Shops and Trent Park Golf Course.

Don't miss the opportunity to make this house your home and experience the best of what Cockfosters has to offer. There is further extension potential to add a 4th bedroom and 3rd bathroom in the loft - subject to usual consents.



### ACCOMMODATION

- \* RECEPTION HALLWAY WITH PART GLAZED SECURITY DOOR \* DOWNSTAIRS CLOAKROOM/SHOWER ROOM
- \* FRONT RECEPTION ROOM WITH PARQUET FLOORING \* EXTENDED REAR RECEPTION ROOM WITH OPEN PLAN FITTED KITCHEN/DINER (29'5 X 19'1) \* 3 GOOD SIZED BEDROOMS \* LUXURY BATHROOM WITH FREE STANDING BATH, PLUS WALK IN SHOWER \* LOFT INTACT - SUITABLE FOR CONVERSION - SPP \* SOUTH FACING REAR GARDEN \* PAVED OFF STREET PARKING TO FRONT \*
- \* GAS CENTRAL HEATING & UNDERFLOOR HEATING \* FEATURES: DOUBLE GLAZING, SKYLIGHTS, LAMINATE FLOORING, MANY LUXURY FEATURES \*

**PRICE: £925,000 FREEHOLD O.I.E.O**

**ENTRANCE HALL: PIC. 1 18'6 x 7'1 widening to 16'10 (5.64m x 2.16m widening to 5.13m)**  
**Bright, Spacious and Extended Entrance Hall with Part Glazed Security Door and Side Panels, Ceramic Flooring.**  
**Part Glazed Door to Front Reception Room, Double Part Glazed French Doors to Extended Rear Reception Room**  
**and Luxury Fitted Kitchen/Diner, Door to DOWNSTAIRS CLOAKROOM/SHOWER ROOM. Vertical Radiator, Spotlights.**  
**Turning Staircase to First Floor.**



**ENTRANCE HALL: PIC. 2**  
**Ceramic Tiled Flooring with Underfloor Heating.**



**ENTRANCE HALL: PIC. 3**



**FRONT RECEPTION ROOM: 15'8 x 12'3 (4.78m x 3.73m)**

**Attractive Front Reception Room with 6 Panel Double Glazed Bay Window to Front, Double Glazed Windows to Side, Up to the Minute Log Effect Fire with Many Different Settings, Parquet Flooring, Radiator. Underfloor Heating.**



**EXTENDED REAR RECEPTION ROOM: PIC. 1 31' x 20'7" narr to 17'4" (9.45m x 6.27m narr to 5.28m)**  
**Enormous Rear Reception Room with Open Plan Fitted Kitchen/Diner, Ceramic Flooring, Vertical Radiators. Chimney Breast with Cast Iron Wood Burner, Double Glazed Fully Opening Double Glazed Doors to Rear. Double Glazed Window to Side. Ceramic Flooring, Underfloor Heating.**



**EXTENDED REAR RECEPTION ROOM: PIC. 2**  
**Different Aspect, Showing Wood Burner. Vertical Radiators, Spotlights.**



**LUXURY FITTED KITCHEN/DINER: PIC. 1**

**Showing the Enormity of This Reception Room and the 2 Large Skylights, Flooding the Area with Plenty of Natural Light. Floor & Wall Units, Large Breakfast Bar with Composite Worktop. Inset Stainless Steel 1.5 Bowl Sink with Spray Mixer Tap. Smeg Range Cooker with Gas Hob and 3 Ovens. Integrated Dishwasher. Wine Cooler.**



**LUXURY FITTED KITCHEN/DINER: PIC. 2  
Different Aspect.**



**BRINGING THE OUTSIDE IN:**

**The Vendor has Matched the Ceramic Flooring in the Rear Reception Room with the Paved Patio Area, so Open the Double Glazed Doors to Incorporate the Outside Area for Easy Access and Al Fresco Dining.**



**DOWNSTAIRS CLOAKROOM/SHOWER ROOM:**

**Fully Tiled Walls, Walk in Shower with Folding Glass Screen, Wash Hand Basin with Mixer Taps, Low Flush WC., Double Glazed Frosted Window. Accessed from the Hallway.**



**BEDROOM 1: PIC. 1 15'9 x 12'3 (4.80m x 3.73m)**

**6 Panel Double Glazed Bay Window, 2 x Double Glazed Arched Side Windows, Radiator, Laminate Flooring, Cornicing.**



**BEDROOM 1: PIC. 2  
Different Aspect.**



**BEDROOM 2: PIC. 1 14' x 11'11 (4.27m x 3.63m)**  
**Double Glazed Window Overlooking Rear Garden, Radiator, Laminate Flooring, Cornicing.**



**BEDROOM 2: PIC. 2**





**BEDROOM 3: 13'3" x 6'11" (4.06m x 2.13m)**  
**Double Glazed Window to Front, Radiator, Laminate Flooring, Cornicing.**



**LUXURY BATHROOM & SHOWER: 9'11 x 7'10 (3.02m x 2.39m)**  
**Fully Tiled Walls, Matching Flooring with Underfloor Heating, Modern White Suite Comprising Free Standing Oval Bath with Mixer Taps, Separate Walk in Shower, Low Flush WC., Wash Hand Basin with Mixer Taps, Double Glazed Frosted Window, Spotlights. Chrome Heated Towel Rail.**



**AL FRESCO DINING IN THE SUN: approx 45' x 24' (approx 13.72m x 7.32m)**  
**Different Aspect, From Patio to Extended Reception Room.**



**REAR ELEVATION & PATIO AREA:**



**REAR ELEVATION & GARDEN:**

**The Rear Garden is Mainly Laid to Lawn, with a Paved Patio Area and Useful Outbuilding.**



**PAVED OFF STREET PARKING TO FRONT:**

**Off Street Parking for at Least 2 Large Cars with Easy Access. There is Also a Shared Driveway with a Gate to the Garden.**

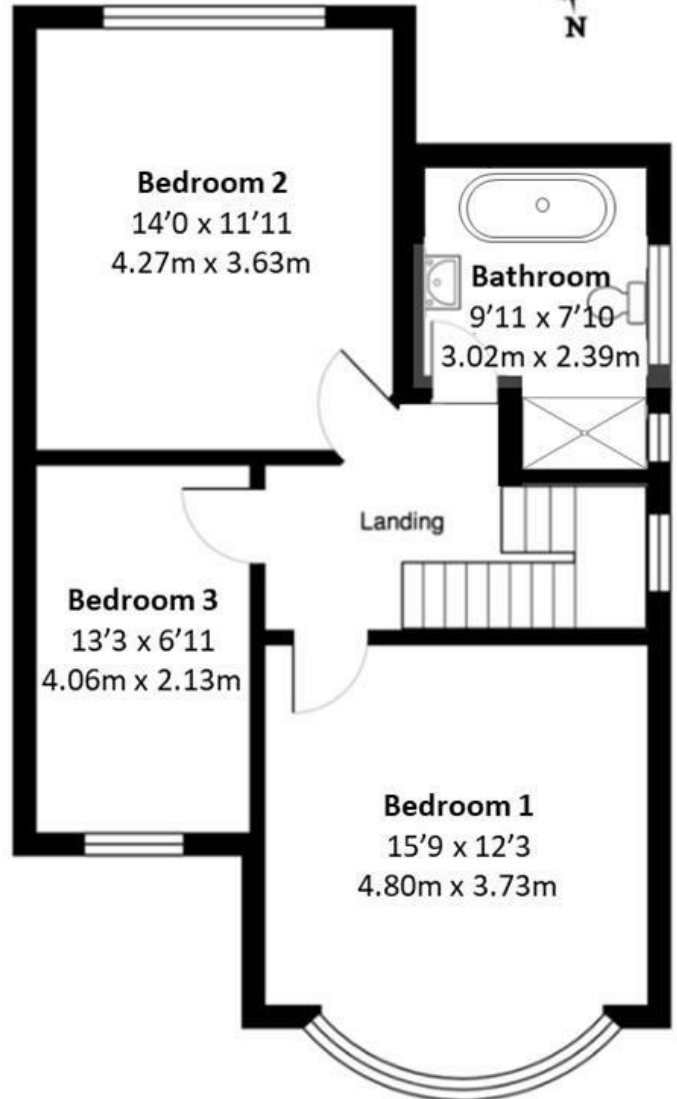
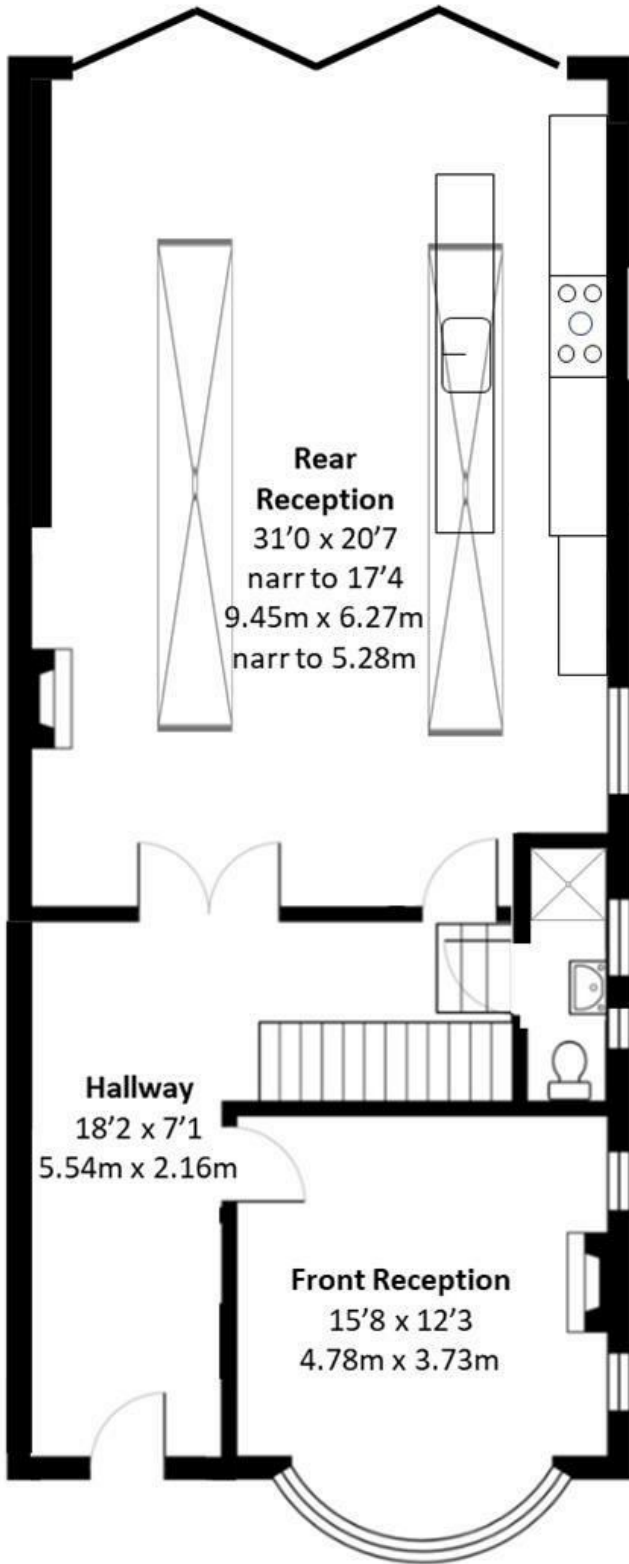


# Westpole Avenue, Cockfosters, EN4

Approximate Area: 1455sqft (135sqm)

Measurements are approximate and are for illustrative purposes only.

**Michael  
Wright  
Estate  
Agents**



Energy Efficiency Rating	
Current	Potential
	84
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> 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.