



MOUNT CLOSE, COCKFOSTERS, EN4

Nestled in the charming Mount Close, Cockfosters, EN4, this delightful maisonette offers a perfect blend of comfort and convenience. Boasting a spacious lounge/diner, a luxury fitted kitchen with granite worktops, and a modern bathroom, this property is ideal for those seeking a cosy yet stylish living space.

With two double bedrooms, there is ample space for a young family, first-time buyers, or even investors looking to expand their portfolio. The property also presents an exciting opportunity with the potential to convert the loft, subject to the usual consents, allowing for further customization to suit your needs.

Situated in a quiet cul-de-sac, this maisonette offers a peaceful retreat while being just minutes away from shops, buses, restaurants, and the Cockfosters Tube Station (Piccadilly Line), providing easy access to the heart of the city. Additionally, the property features its own rear garden, perfect for enjoying a morning coffee or hosting summer gatherings. The paved off-street parking ensures convenience for those with a vehicle.

Offered chain-free, this maisonette is ready to welcome its new owners with open arms. Don't miss out on the opportunity to make this charming property your own and experience the best of what Mount Close has to offer.



ACCOMMODATION

ATTRACTIVE FIRST FLOOR MAISONETTE * ENTRANCE HALL * STAIRS TO FIRST FLOOR LANDING * RECEPTION ROOM * NEWLY FITTED KITCHEN * MODERN BATHROOM * OWN REAR GARDEN - APPROX. 70' * PAVED OFF STREET PARKING *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, PARQUET FLOORING *

PRICE: £435,000 LEASEHOLD - SHARE OF FREEHOLD

ENTRANCE HALL:

Own Front Door, Small Greeting Area, with Stairs to First Floor Landing.

RECEPTION ROOM: PIC. 1 13'7 x 11'3 (4.14m x 3.43m)

Double Glazed Window, Original Parquet Flooring, Ceiling Cove, Gas Fireplace, Radiator



RECENTLY INSTALLED FITTED KITCHEN: 10'6 x 6'8 (3.20m x 2.03m)

Double Glazed Window, Tiled Flooring & Splashback, Ceiling Cove, Wall & Base Units, Fridge & Freezer, Gas Hob, with Oven Beneath, Washing Machine, Granite Worktops.



BEDROOM 1: 12'7 x 11'3 (3.84m x 3.43m)
Double Glazed Window, Original Parquet Flooring, Ceiling Cove, Fitted Wardrobe Unit, Radiator



BEDROOM 2: 10' x 9'5 (3.05m x 2.87m)
Double Glazed Windows x 2 with Dual Aspect, Carpeted, Ceiling Cove, Radiator, Fitted Wardrobe Unit.



MODERN BATHROOM: 7'6 x 6'8 (2.29m x 2.03m)

Double Glazed Window, Tiled Flooring & Part Tiled Walls, Bath With Shower Attachment, Wash Hand Basin, W/C, Radiator

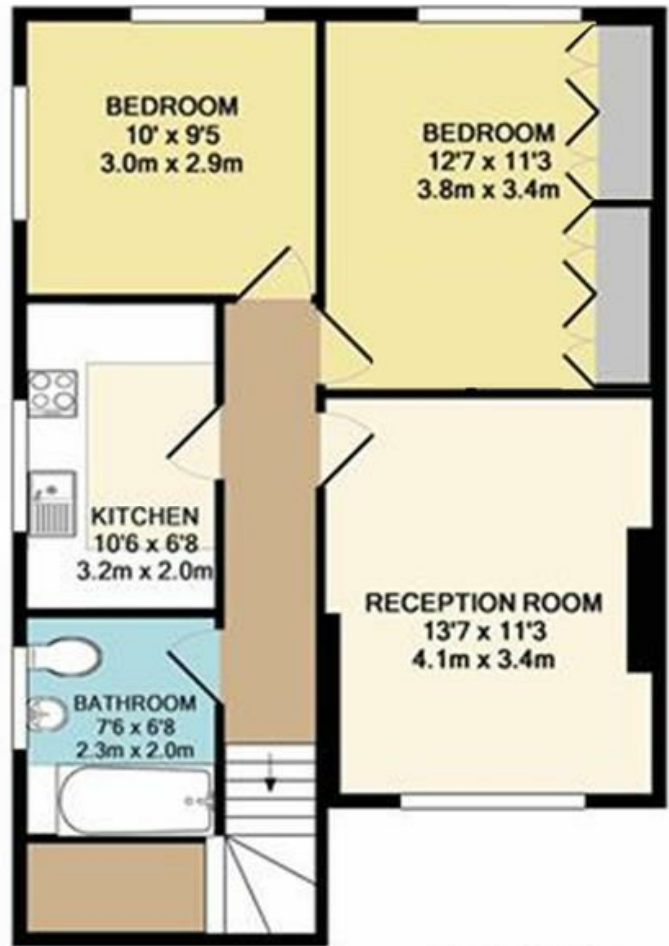
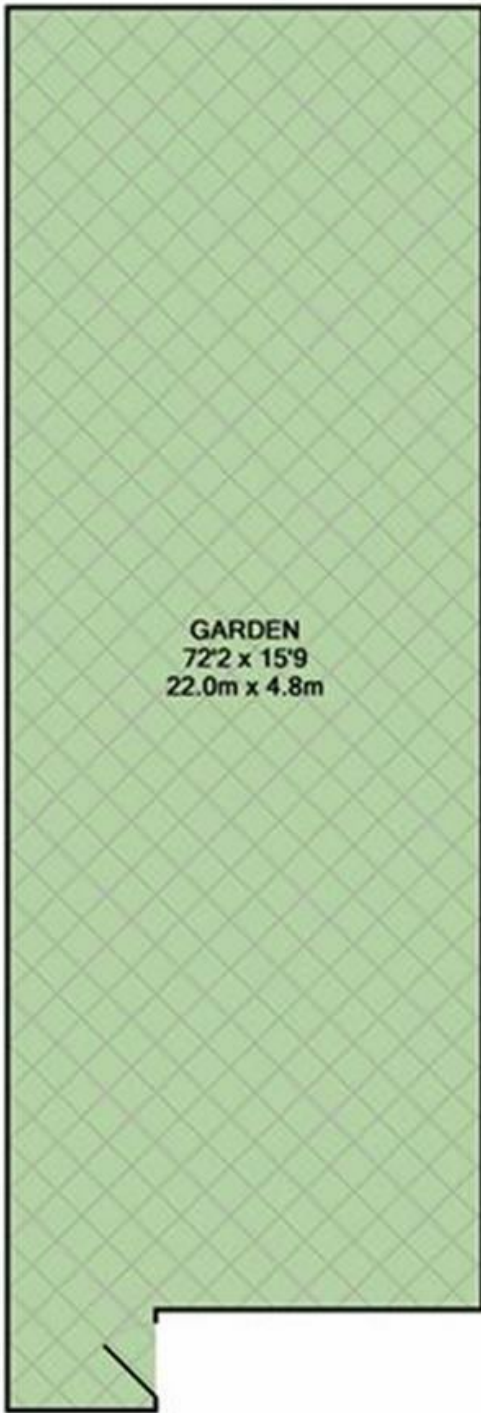


OWN REAR GARDEN:

Large Patio Area, Laid to Lawn (72'ft approx), Shed. Easily Approached by Paved Sideway.

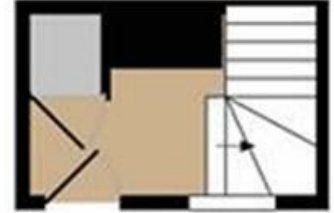


OFF STREET PARKING TO FRONT:



1ST FLOOR
APPROX. FLOOR
AREA 591 SQ.FT.
(54.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 56 SQ.FT.
(5.2 SQ.M.)



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TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		68	77
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			
		67	78
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.