



ASHURST ROAD, COCKFOSTERS, EN4

Nestled in the serene location of Ashurst Road, Cockfosters, this charming detached, double glazed, and double-fronted house offers a delightful living experience. Boasting two reception rooms and four bedrooms, including a versatile ground floor annexe that has an en suite shower room, this property provides ample space for comfortable living.

The property also features a bright entrance hall, a well-fitted 20' kitchen, and a modern upstairs bathroom, ensuring convenience and modernity blend seamlessly. With a mature rear garden and a garage with its own drive, this home caters to both relaxation and practicality. The annexe is suitable for an elderly parent, an extra large reception room, or even a professional practise - with the option of changing the existing window to front, into another entrance - subject to usual consents.

Parking is a breeze with space for up to 3 vehicles, whilst there is also a front garden. Situated on a wide plot with a 45' frontage, this bungalow offers a sense of openness and tranquillity.

Conveniently located in a quiet residential area, this home is within walking distance to Cockfosters tube station (Piccadilly line), shops, buses, and schools. The property also presents plenty of extension potential, subject to the usual consents, allowing you to tailor the space to your needs and desires.



ACCOMMODATION

* ENTRANCE HALL * THROUGH LOUNGE * FURTHER EXTENSION TO SIDE/ANNEXE/PROFESSIONAL ROOM WITH DOWNSTAIRS CLOAKROOM/SHOWER ROOM * FITTED KITCHEN * THREE BEDROOMS * MODERN BATHROOM * SECLUDED REAR GARDEN WITH LAWN, PATIO AREAS & MATURE PLANTS & TREES * GARAGE WITH OWN DRIVE * PAVED OFF STREET PARKING TO FRONT *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £895,000 FREEHOLD

ENTRANCE HALL:

Double Glazed Front Door, Radiator, Under Stairs Cupboard. Doors to Both Reception Rooms & Fitted Kitchen. Stairs to First Floor.



**THROUGH LOUNGE: 31'4 x 12'3 (9.55m x 3.73m)
A Very Spacious Through Reception Room.**



LOUNGE AREA: 16'6 x 12'3 (5.03m x 3.73m)

Double Glazed Window to Front, Double Radiator, Cornicing, Limestone Fireplace with Cast Iron Inset and Coal Effect Fire. 'cornicing. Glazed Door to Hallway.



DINING AREA: 14'3 x 12' (4.34m x 3.66m)

Double Glazed Sliding Patio Doors to Rear Garden and Paved Patio Area. Cornicing. Radiator, Glazed Door to Hallway. Door Connecting to Extension Room to Side.



ANNEXE/GROUND FLOOR BEDROOM 4: PIC 1 22'3 x 13' narr to rear (6.78m x 3.96m narr to rear)



ANNEXE/GROUND FLOOR BEDROOM 4: PIC. 2



**DOWNSTAIRS CLOAKROOM/SHOWER ROOM:
Walk in Shower, Low Flush WC., Wash Hand Basin. 2 x Double Glazed Frosted Windows.**



**FITTED KITCHEN: PIC. 1 20' x 7'3" widening to 8'3" (6.10m x 2.21m widening to 2.51m)
Well Fitted with White Floor & Wall Units, 1.5 Bowl Inset Sink Unit with Mixer Taps, Built in Gas Hob with Double
Oven Beneath, Plumbed for Dishwasher, Ceramic Flooring, Double Glazed Window to Side.**



FITTED KITCHEN: PIC. 2

Extended Section with Further Floor Units, Space for American Style Fridge/Freezer, Plumbed for Washing Machine, Door to Side and Garden. Double Glazed Windows to Rear & Side.



BEDROOM 1: 16'3 x 11'6 (4.95m x 3.51m)

Double Glazed Window to Rear, Fitted Wardrobes, Radiator.



BEDROOM 2: 14'1 x 11'6 (4.29m x 3.51m)
Double Glazed Bay Window to Front, Fitted Wardrobes, Radiator.



BEDROOM 3: 9'3 x 7'6 (2.82m x 2.29m)
Double Glazed Window to Front, Radiator.



**UPSTAIRS FAMILY BATHROOM: 8'1 x 7'6 (2.46m x 2.29m)
Modern White Bathroom Suite.**



**GARAGE WITH OWN DRIVE & PAVED OFF STREET PARKING:
Up and Over Doors. Paved Off Street Parking for 3 Cars + There is a Front Garden.**



REAR GARDEN:
Mainly Laid to Lawn. Mature Shrubs.



PATIO AREA:
Paved Patio Area Outside the Dining Room + a Further Paved Area to Annexe.



REAR ELEVATION OF PROPERTY: PIC. 1
Showing the Original Detached House.



REAR ELEVATION OF PROPERTY: PIC. 2
Showing Annexe & Garage to Side.



FURTHER PICTURE OF FRONTAGE OF PROPERTY:
Close Aspect of Front Elevation.



Awaiting Floor Plan

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.