



## MOUNT PLEASANT, COCKFOSTERS, EN4

Nestled in a quiet slip road at the end of Mount Pleasant, Cockfosters, EN4, this detached house from the 1930s/1950s is a true gem waiting to be discovered. Boasting 3 bedrooms and 3 reception rooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by a through lounge, a further reception room which could easily be transformed into a 4th bedroom, a fitted kitchen, and a breakfast room. The entrance hall and downstairs cloakroom add a touch of convenience to this lovely home. Upstairs, you'll find a well-appointed bathroom and a loft that is intact and ripe for conversion, subject to planning permission.

One of the standout features of this property is the 90' deep front garden, providing endless possibilities for outdoor enjoyment and landscaping. With parking space for multiple vehicles, you'll never have to worry about finding a spot for your car.

Situated in a peaceful slip road with a picturesque green and leafy outlook, this home offers a tranquil retreat from the hustle and bustle of everyday life. Despite its serene surroundings, it is conveniently located near bus routes, a small shopping parade, and Cockfosters Tube Station (Piccadilly Line), making commuting a breeze.

For families, this property is in the catchment area for good schools, adding to its appeal. Additionally, there is further potential to extend the property with a side and rear extension, and even the possibility of extending forwards, subject to planning permission.

Don't miss out on this fantastic opportunity to own a piece of history with modern potential in a sought-after location. Book a viewing today and envision the endless possibilities this property holds for you and your family.



### ACCOMMODATION

\* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* THROUGH LOUNGE WITH FIREPLACE \* FURTHER RECEPTION ROOM \* WELL FITTED KITCHEN + MORNING ROOM \* 3 GOOD SIZED BEDROOMS \* FAMILY BATHROOM \* REAR GARDEN WITH LARGE PATIO AREA \* APPROX 90' FRONT GARDEN PROVIDING OFF STREET PARKING FOR NUMEROUS VEHICLES. \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, PARQUET FLOORING THROUGHOUT THE GROUND FLOOR \*

**PRICE: £870,000 FREEHOLD**

**HALLWAY:**

**Doors to Through Lounge, Morning Room, Leading to Fitted Kitchen & Further Reception Room, and Downstairs Cloakroom. Part Glazed Door + Windows to Front & Side.**



**THROUGH LOUNGE: 26'5 x 12'7 (8.05m x 3.84m)**

**Double Glazed Bay Window to Front, Double Glazed Sliding Patio Doors to Rear, Parquet Flooring, Wooden Fireplace with Gas Fire, Radiators.**



**LOUNGE AREA:**



**DINING AREA:**



**FURTHER RECEPTION ROOM/POSSIBLE FURTHER BEDROOM: 16'8 x 12'3 (5.08m x 3.73m)**  
**Double Glazed Bay Window to Side Overlooking Paved Patio Area, Double Glazed Window to Rear, Door to Garden, Parquet Flooring, 2 X Radiators. Could Even be Used as a Downstairs Bedroom.**



**WELL FITTED KITCHEN: 11'4 x 8'3 (3.45m x 2.51m)**

**Floor & Wall Units, 4 Ring Hob with Extractor Over, Eye Level Oven, Plumbed for Washing Machine, Sink with Mixer Tap, Double Glazed Window Facing the Front with Open Aspect and Distance from the Slip Road. Parquet Flooring.**



**BREAKFAST ROOM CONNECTING WITH FITTED KITCHEN  
Plus Door to Further Reception Room/Possible Bedroom 4.**



**BREAKFAST ROOM: 10'9 x 8'5 (3.28m x 2.57m)**  
**Parquet Flooring, Double Glazed Window, Double Glazed Door Leading to Patio & Rear Garden, Door to Further Reception Room.**



**BEDROOM 1: PIC. 1 15'1 x 12'7 (4.60m x 3.84m)  
Double Glazed Bay Window to Front, Radiator.**



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



**BEDROOM 2: 12'9 x 10'3 (3.89m x 3.12m)**  
Radiator, Double Glazed Window to the Rear, Radiator.



**BEDROOM 3: 10'3 x 8'6 (3.12m x 2.59m)**  
Radiator, Double Glazed Window to the Rear, radiator.



**FAMILY BATHROOM: 7'1 x 6'7 (2.16m x 2.01m)**  
**Window to Side, Modern White Bathroom Suite.**



**REAR GARDEN & PAVED PATIO AREA:**  
**Open Outlook to Rear, Large Paved Patio, Laid to Lawn, Shed.**





**REAR ELEVATION OF PROPERTY & GARDEN:**



**REAR OF PROPERTY**  
Also Showing Extension Potential on the Side/Rear - Subject to Usual Consents.



**90' LONG DRIVEWAY TO THE PROPERTY:**



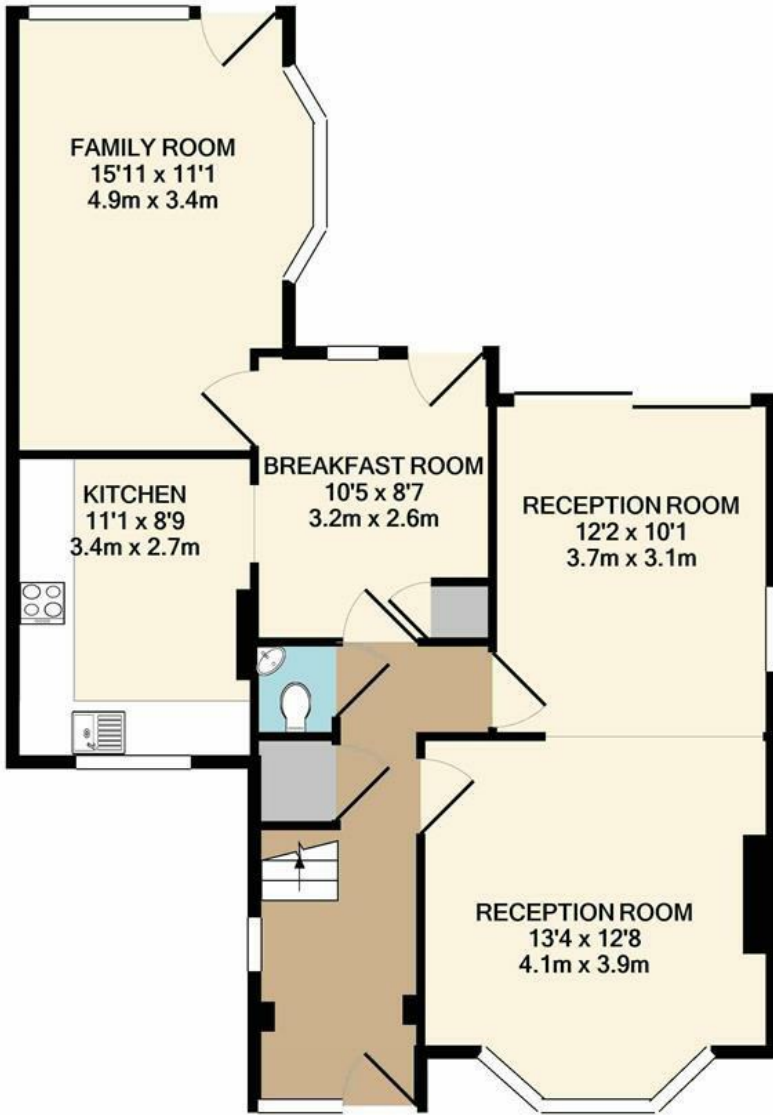
**AMPLE OFF STREET PARKING TO FRONT:**

**This Picture Also Shows the Distance that this Property is to the Slip Road, and Beyond is a Large Roundabout with Trees.**

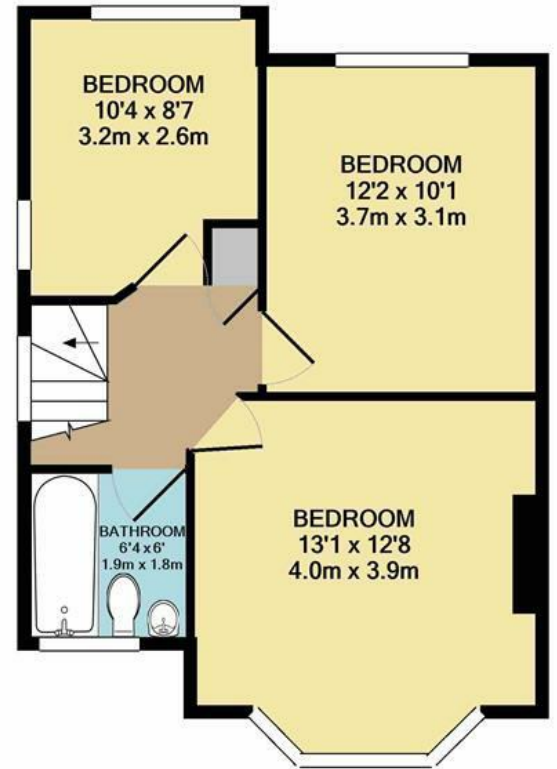


**FRONT GARDEN AREA LAID TO LAWN:**





GROUND FLOOR  
APPROX. FLOOR  
AREA 728 SQ.FT.  
(67.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1174 SQ.FT. (109.1 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	69
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	56
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	



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.