



MOUNT PLEASANT, COCKFOSTERS, EN4

Set 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 the entrance hall, you are greeted by a through lounge, a fitted kitchen/breakfast room and a further reception to the rear. Upstairs, you'll find a well-appointed 3 bedrooms and bathroom plus a loft that is intact and ready 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 several vehicles, you'll never have to worry about finding a spot for your car. Situated in a peaceful slip road, 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. 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 SEVERAL 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:



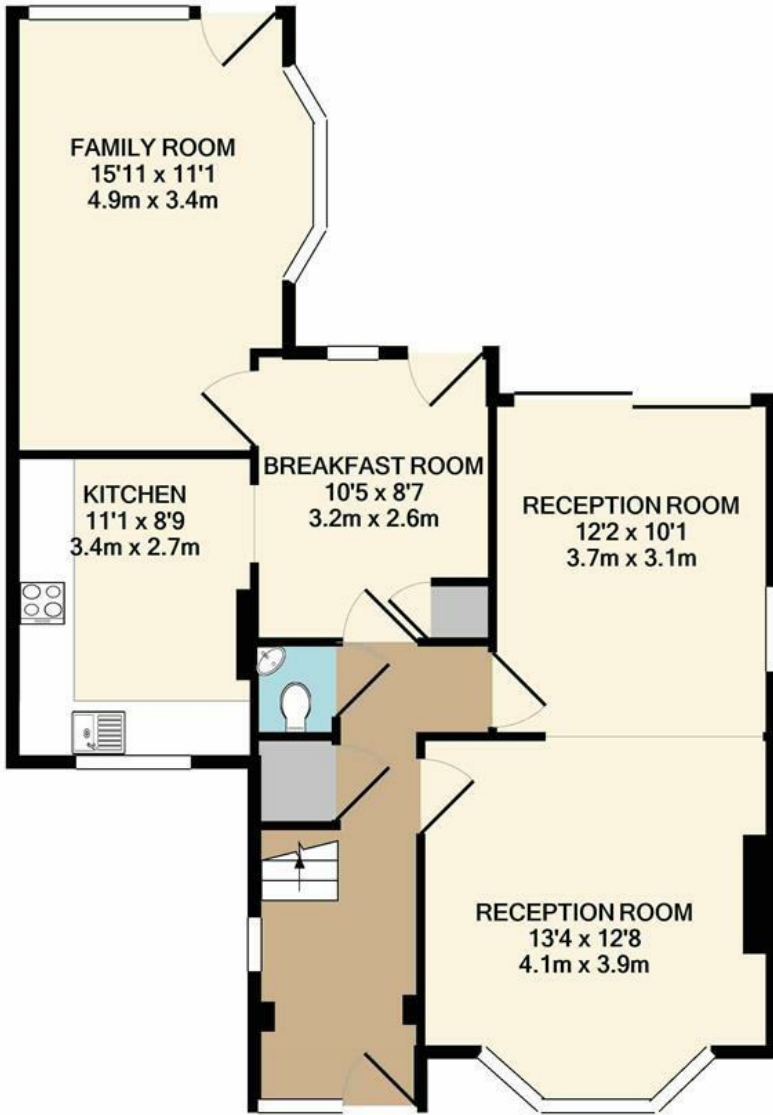
AMPLE OFF STREET PARKING TO FRONT:

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

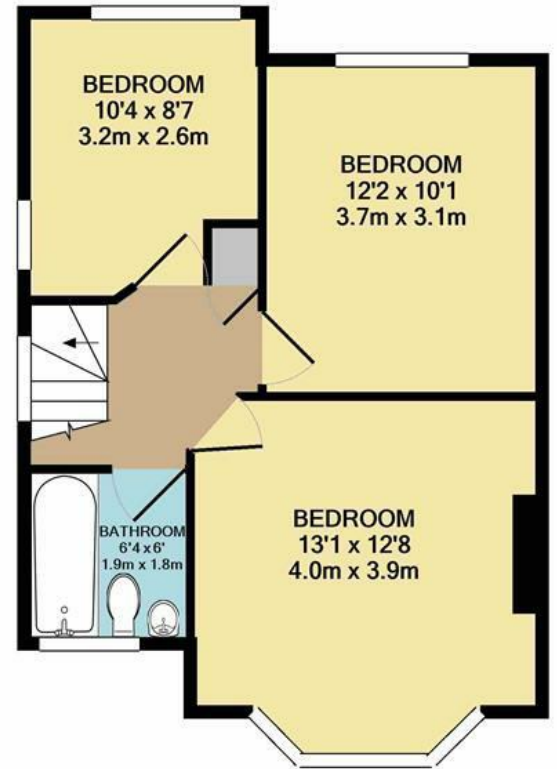


FRONT GARDEN AREA LAID TO LAWN:





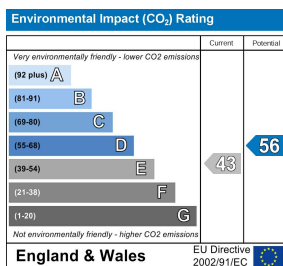
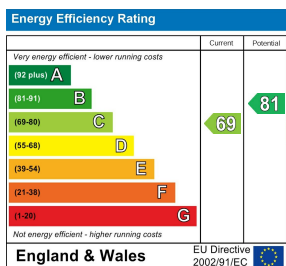
GROUND FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.6 SQ.M.)



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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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.