



## WESTPOLE AVENUE, COCKFOSTERS, EN4

This wonderful property is located on Westpole Avenue in the sought after area of Cockfosters. This extended 4-bedroom, 2-bathroom semi-detached house is a true gem, offering convenience and comfort.

As you step inside, you are greeted the entrance hall with separate access to 2 x inter-connecting reception rooms with concealed sliding panelled doors, flowing seamlessly into a large, luxurious fitted kitchen/diner, with integrated appliances and a large breakfast bar with a quartz top, and complete with bi-fold doors that open up to a spacious gated paved patio and garden.

The property boasts, Amtico flooring throughout the ground floor, a well-thought-out layout, with an entrance porch featuring a security door for added peace of mind, an inner hallway leading to a downstairs cloakroom and utility room for added convenience. There is a gated wide shared driveway leading to the garage, along with paved off-street parking to the front. Situated just a short stroll away from Cockfosters Tube Station on the Piccadilly Line, as well as buses, shops, restaurants, schools, and the beautiful Trent Park, this property truly offers the best of both worlds. It is offered chain-free. Don't miss out on the opportunity to make this stunning house your new family home.



### ACCOMMODATION

\* ENTRANCE PORCH WITH SECURITY DOOR \* INNER HALLWAY WITH FURTHER DOOR \* DOWNSTAIRS CLOAKROOM \* 2 INTER-CONNECTING DOORS \* LARGE & WELL FITTED KITCHEN/DINER WITH ISLAND AND BREAKFAST BAR \* UTILITY ROOM \* 4 BEDROOMS & 2 LUXURY BATHROOMS (1 IS EN SUITE) \* GATED & PAVED PATIO AREA + REAR GARDEN MAINLY LAID TO LAWN \* GARAGE WITH SHARED DRIVEWAY ACCESSED VIA A SECURITY GATE \* PAVED OFF STREET PARKING TO FRONT \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, AIR CONDITIONING UNITS IN THE 3 MAIN BEDROOMS \* AMTICO FLOORING \*

**PRICE: £950,000 FREEHOLD**

**ENTRANCE PORCH:  
Part Glazed Security Door with Glazed Side Panels.**



**ENTRANCE HALL: PIC. 1  
Inner Double Glazed Georgian Fanlight Door, Radiator. Panelled Doors to Utility Room, Downstairs Cloakroom, and Both Reception Rooms.**



**ENTRANCE HALL: PIC. 2**

**Showing Arched Stained Glass and Leaded Light Window, Stairs to First Floor. Amtico Flooring with Wood Effect. Double Radiator.**



**RECEPTION ROOM: 1 16' x 12'7 (4.88m x 3.84m)**

**Double Glazed Bay Window to Front with Leaded Light Top Windows, Amtico Flooring with Wood Effect, Double Radiator. Cornicing.**



**FRONT RECEPTION ROOM CONNECTING WITH 2ND RECEPTION**

**Wide Archway with Concealed Sliding Panelled Doors to 2nd Reception Room., Enabling This Room to be Separated if Required.**



**RECEPTION ROOM 2: 13'5 x 10'11 (4.09m x 3.33m)  
Amtico Flooring with Wood Effect, Double Radiator.**



**LUXURY FITTED KITCHEN/DINER: PIC. 1 14'11 x 14'2 (4.55m x 4.32m)**

**Luxury Range of Floor & Wall Units, Full Height Larder Units. Single Inset Stainless Steel Sink with Mixer Taps, Quartz Worktops. Central Island with Quartz Worktops and Breakfast Bar, Storage Units and Drawers. Double Glazed Window + Double Glazed Bi-Fold Doors to a Large and Gated Paved Patio Area. Spotlights.**



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

**Different Aspect. Also Showing 2 x Double Glazed Skylights Bringing in Extra Light. Integrated Appliances Include Neff Induction Hob, Neff Extractor Fan, Eye Level Neff Double Oven, Integrated Neff Dishwasher, Bosch Built in Microwave. Apace for an American Fridge/Freezer. Amtico Wood Effect Flooring. Double Radiator.**



**UTILITY ROOM:**

**Single Drainer Inset Sink with Mixer Taps. Plumbed in for Washing Machine and Space for a Tumble Dryer. Worktop. Spotlights. Amtico Wood Effect Flooring. Gas Central Heating Boiler. Door to LUXURY DOWNSTAIRS CLOAKROOM.**



**DOWNSTAIRS CLOAKROOM:**



**BEDROOM 1: PIC. 1 16'6 x 13'1 (5.03m x 3.99m)**

**Recently Added by Way of a Loft Conversion. Spacious Double Bedroom with Double Glazed Window to Rear, 2 x Double Glazed Velux Window to Front, Radiator, Air Conditioning Unit. Door to En Suite Shower Room.**



**BEDROOM 1: PIC. 2**

**Different Aspect Also Showing the Newly Fitted Custom Built Wardrobes.**



**EN SUITE LUXURY SHOWER ROOM: 9' x 4'10 (2.74m x 1.47m)**

**Large Walk in Shower with Glass Door, Both Hand & Rain Shower, Low Flush WC, Wash Hand Basin with Mixer Taps and Cupboards Beneath. Fully Tiled Walls with 1 in Stone. Chrome Heated Towel Rail. Double Glazed Frosted Window.**



**BEDROOM 2: 15'10 x 11'1 (4.83m x 3.38m)**

**Double Glazed Bay Window to Front with Leaded Light Top Windows, Fitted Wardrobes, Air Conditioning Unit.**





**BEDROOM 3: 13' x 11'1 (3.96m x 3.38m)**

**Double Glazed Window to Rear, Fitted Wardrobes, White Laminate, or Sliding Mirrored Doors, Double Radiator, Air Conditioning Unit.**



**BEDROOM 4: 8'3 x 7'2 (2.51m x 2.18m)**

**Double Glazed Window to Front with Leaded Light Top Windows. Double Radiator.**



**LUXURY FAMILY BATHROOM & SHOWER ROOM: 9'4 x 7'3 (2.84m x 2.21m)**

**Modern White Suite Comprising Panelled Bath with Mixer Taps and Shower Attachment, Corner Shower Unit with Sliding Glass Doors, Both Hand and Rain Shower, Wash Hand Basin with Mixer Taps and 2 Drawers Beneath, Chrome Heated Towel Rail, Double Glazed Window. Fully Tiled Walls.**



**FIRST FLOOR LANDING:**

**With Stained Glass Flank Window and Stairs Leading to the Loft Conversion.**



**REAR GARDEN & PAVED PATIO AREA:**

**Large Paved Patio with Metal Railings and Gate, Making it More of an Enclosure for Pets and Smaller Children. Just a Few Steps Down to a Lawn. Access to the Garage and Side Gate. Mature Shrubs and Plants.**



**REAR GARDEN:**

**Showing Area Laid to Lawn, Mature Shrubs, Shed. Open Outlook to Rear.**



**GATED SIDE AREA, GARAGE & OFF STREET PARKING: 20'4" x 7'10" (6.2 x 2.4)**  
**Garage with a Wide Shared Frontal Drive in, with the Benefit of Metal Gates for Extra Security.**



**REAR ELEVATION OF PROPERTY:**

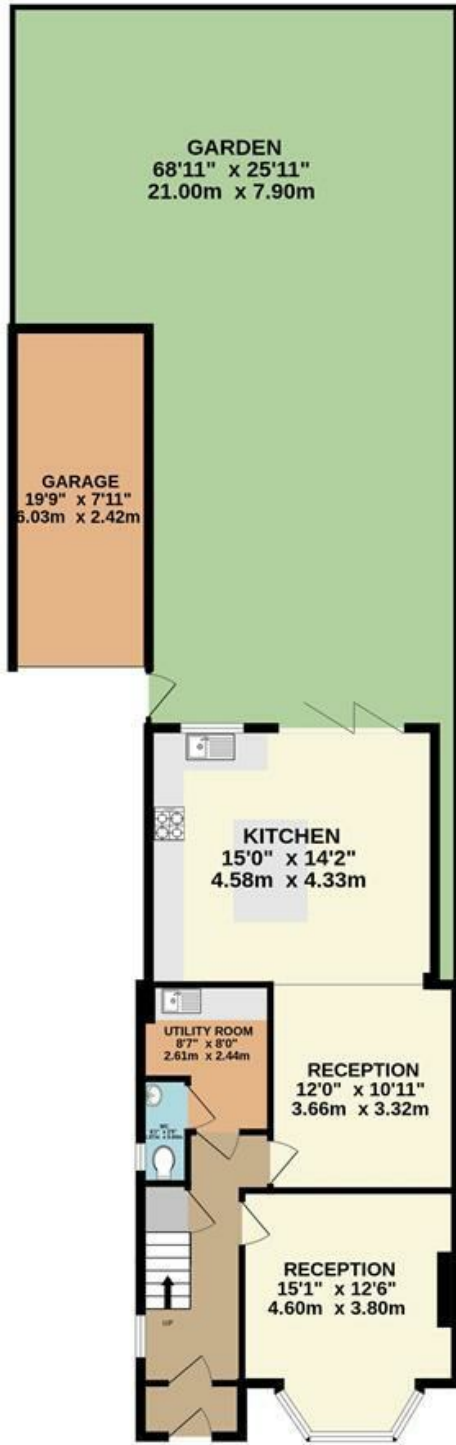
**Rear Elevation of Property, Showing All 3 Levels and Part of the Area Laid to Lawn in the Garden, Patio & Garden.**



**OFF STREET PARKING TO FRONT:**



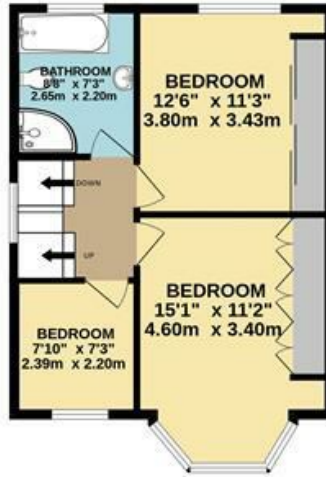
GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
70	83

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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> 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.