



## HEDDON COURT AVENUE, COCKFOSTERS, EN4

Nestled in the sought-after location of Heddon Court Avenue in Cockfosters, this extremely spacious semi-detached halls adjoining house is a true gem waiting to be discovered. Boasting three spacious reception rooms and four /5bedrooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by a magnificent reception hallway that sets the tone for the elegance that flows throughout the house. The property features four double bedrooms on the first floor, along with a garage conversion that can serve as a fifth bedroom or a convenient home office, complete with an en suite shower room.

The ground floor is designed for both relaxation and entertainment, with two very large reception rooms, a morning room, and a good sized fitted kitchen that could be extended into the courtyard area. Additionally, there is a utility room and a further WC for added convenience. One of the standout features of this property is the approximately 100-foot rear garden, complete with a patio area and a paved courtyard, providing a serene outdoor space to unwind or host gatherings with friends and family.

With parking space for up to four+ vehicles, this home offers both comfort and practicality. Situated close to all amenities including the Tube, this property is not only a beautiful residence but also a convenient one, although in need of updating. The potential for extensions further adds to the allure of this already impressive home. There is a Useful and Boarded Loft Area, Accessed via a Ladder.

In summary, this larger-than-average Sir Francis Walker Built Halls Adjoining Semi-Detached House presents a rare opportunity to own a spacious and well-appointed property in a desirable location with plenty of scope and potential. Don't miss out on the chance to make this house your dream home!



### ACCOMMODATION

\* ENTRANCE PORCH \* MAGNIFICENT RECEPTION ROOM HALLWAY \* 2 SEPARATE LARGE RECEPTION ROOMS \* MORNING ROOM + FITTED KITCHEN \* DOWNSTAIRS CLOAKROOM \* 2ND WC/UTILITY ROOM  
\* 4 DOUBLE BEDROOMS & BATHROOM + BEDROOM 5/GARAGE CONVERSION WITH EN SUITE SHOWER ROOM \* OVER 100' REAR GARDEN \* VERY DEEP FRONT GARDEN, DRIVEWAY & OFF STREET PARKING FOR SEVERAL CARS \* PLANNING PERMISSION GRANTED FOR A 2-STOREY SIDE EXTENSION \*

\* SERVICES: GAS CENTRAL HEATING \* DOUBLE GLAZED TO FRONT \*

**PRICE: £1,200,000 FREEHOLD**

**RECEPTION ROOM HALLWAY: 17' x13' max (5.18m x3.96m max)**

**A Real Feature of This Property. Extremely Spacious and with a High Ceiling. Oak Front Door, Access to Both Reception Rooms, Morning Room, Fitted Kitchen, and Downstairs Cloakroom.**



**EXTENDED REAR RECEPTION ROOM: PIC. 1 29' x 21'4 narr to 12'4 (8.84m x 6.50m narr to 3.76m)**



**EXTENDED REAR RECEPTION ROOM: PIC. 2**



**EXTENDED REAR RECEPTION ROOM: PIC. 3**  
Rear Extension with Wide Window Overlooking Rear Garden, Door to Side Patio.



**DINING ROOM: 18' x 12'7 (5.49m x 3.84m)**  
**Double Glazed Bay Window to Front, Cornicing, Curved Radiator.**



**MORNING ROOM: 19'2 x 10'5 with kitchen (5.84m x 3.05m) 1.52m with kitchen)**  
**Large Window to Side and Open Plan with Fitted Kitchen with a Breakfast Bar Divider and Cupboards Above & Below.**



**FITTED KITCHEN:**

**Floor & Wall Units, Gas Hob and Built Under Oven, Sink with Mixer Tap. Plumbed for Dishwasher. Door to Side/Courtyard and Access to Garage Conversion/Bedroom 5.**



**FIRST FLOOR LANDING:**

**Large Leaded Light Window to Side. Access to Loft, and All 4 Bedrooms & Bathroom.**



**BEDROOM 1: 18' x 12'8 (5.49m x 3.86m)**  
**Double Glazed Bay Window with Radiator, Fitted Wardrobes,**



**BEDROOM 2: 17' x 12'5 (5.18m x 3.78m)**  
**Window to Rear Overlooking Garden, Fitted Wardrobes, Radiator.**



**BEDROOM 3: 12'7 x 10'2 (3.84m x 3.10m)**  
**Double Glazed Window to Front, Fitted Wardrobes & Dressing Table. Radiator.**



**BEDROOM 4: 13'1 x 10'6 (3.99m x 3.20m)**  
**Fitted Wardrobes, Fitted Sink with Mixer Taps. Window to Rear Overlooking Rear Garden, Radiator.**



**OUTLOOK OVER REAR GARDENS FROM BEDROOMS 2 & 4:  
Attractive Green & Leafy Outlook to Rear Over Gardens.**



**FAMILY BATHROOM: 9' x 6'8 (2.74m x 2.03m)  
Panelled Bath, Low Flush WC., Curved Sink with Mixer Taps and 2 Drawers Beneath.**





**GARAGE CONVERSION/BEDROOM 5: 11'5 x 8'10 (3.48m x 2.69m)**  
**Would Actually Make a Good Home/Office if not Needed as an Extra Bedroom.**



**EN SUITE SHOWER ROOM:**

**Walk in Shower, Wash Hand Basin with Mixer Taps, Chrome Heated Towel Rail, Double Glazed Window. Fully Tiled to Shower Area.**



**COURTYARD AREA:**

**Large Paved Area with Access to Garage Conversion/Bedroom 5, Side Gate to Front and Access to Rear Garden and Further Paved Patio Area.**



**OUTSIDE DOWNSTAIRS CLOAKROOM/UTILITY ROOM:**

**LARGE & ESTABLISHED REAR GARDEN: approx 100' (approx 30.48m)  
A Mature Rear Garden, Mainly Laid to Lawn, Flowers & Shrubs. Shed to Rear.**



**REAR OF PROPERTY & GARDEN:**



**REAR ELEVATION OF PROPERTY: PIC. 1**



**REAR ELEVATION OF PROPERTY: PIC. 2**  
**Also Showing Extension Potential to Side, Rear & Into the Loft.**



**PAVED PATIO AREA TO SIDE:**  
**A Very Useful Area.**

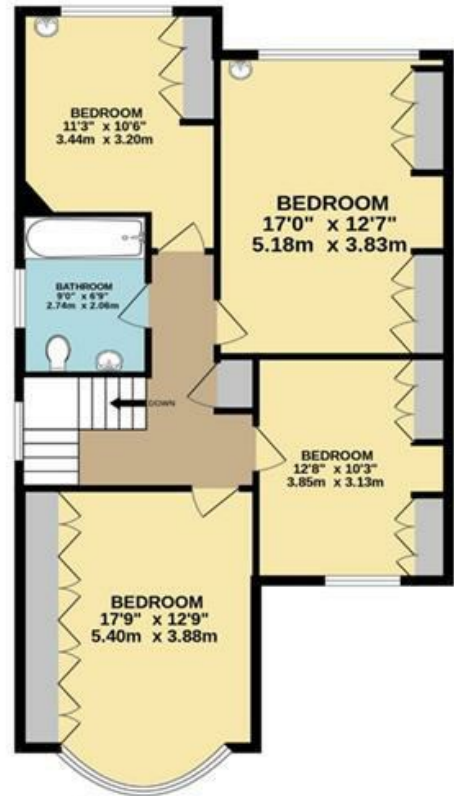
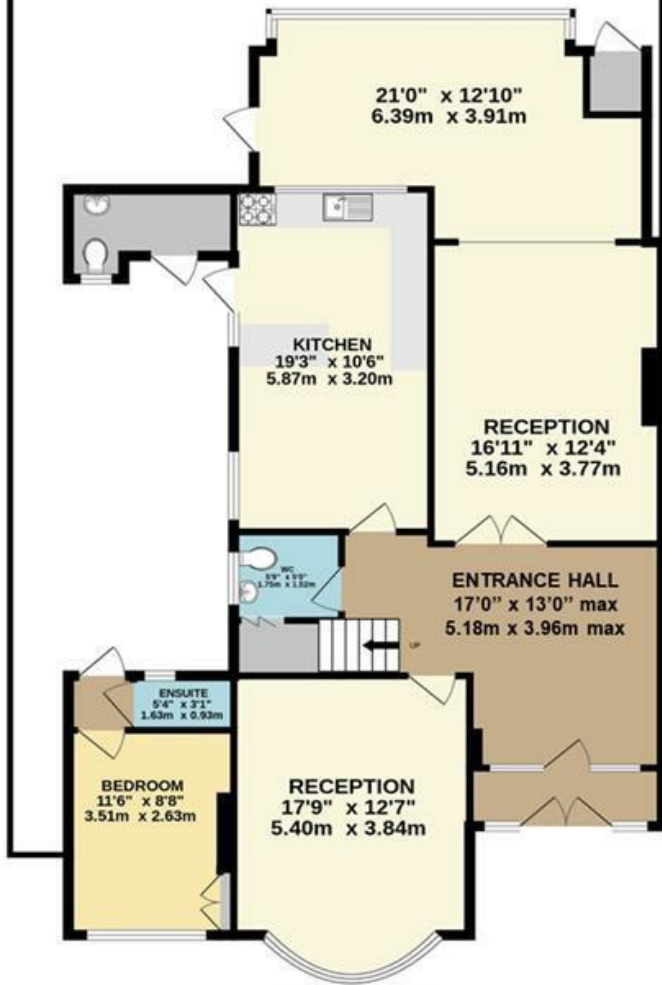


**FRONT GARDEN, DRIVEWAY & OFF STREET PARKING: 47'9 x 37' (14.55m x 11.28m)**

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TOTAL FLOOR AREA : 2097 sq.ft. (194.8 sq.m.) approx.

**GARDEN**  
105'0" x 36'1"  
32.00m x 11.00m



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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Energy Efficiency Rating	
Current	Potential
63	78

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

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

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.