



NORRYS ROAD, COCKFOSTERS, EN4

Located on the desirable Norrys Road in Cockfosters, this larger than average 3-bedroom, double fronted, semi-detached bungalow is an excellent opportunity for someone to add their own style and taste. This property offers tremendous scope to extend to the rear, and into the loft - subject to usual consents.

As you step inside, you are greeted by a spacious lounge, perfect for relaxing evenings with family and friends. The property boasts a separate dining room which can also be used as a third bedroom/study, offering flexibility to suit your needs. The good-sized kitchen/diner is ideal for whipping up delicious meals and enjoying them together.

This charming bungalow features a double-glazed entrance porch, a welcoming entrance hall, and a modern bathroom for your convenience. The secluded and mature rear garden provides a peaceful retreat, complete with a patio area for al fresco dining.

Additionally, a shared driveway with garage offers a useful addition for parking, storage, or indeed to convert into a home office. Although the property is in need of modernisation, it already benefits from double glazing and gas central heating, providing a solid foundation for you to make it your own. Situated conveniently close to all Cockfosters amenities, this home is offered chain free, presenting a fantastic opportunity to create the home of your dreams in a sought-after location.

Don't miss out on the chance to transform this bungalow into a stunning residence that perfectly suits your lifestyle. Book a viewing today and envision the endless possibilities that this property holds for you.



ACCOMMODATION

- * DOUBLE GLAZED ENTRANCE PORCH * RECEPTION HALLWAY * 19'9 X 13'3 RECEPTION ROOM
- * SEPARATE DINING ROOM/BEDROOM 3/STUDY * KITCHEN/DINER * BATHROOM * REAR GARDEN WITH COVERED VERANDAH & MATURE TREES & PLANTS * GARAGE WITH SHARED FRONTAL DRIVE IN *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £700,000 FREEHOLD O.I.E.O

ENTRANCE PORCH:
Part Glazed Double Glazed Door and Side Panels.

RECEPTION ENTRANCE HALL: 14'2 x 11'1 (4.32m x 3.38m)
A Spacious Entrance Hall with Doors to All Rooms. Radiator and Cover.



IMPRESSIVE RECEPTION ROOM: 19'9 x 13'3 (6.02m x 4.04m)
Larger Than Average with Fireplace and Double Glazed Door to Verandah, Radiator. Door to Dining Room/Bedroom 3/Study.



DINING ROOM/BEDROOM 3/STUDY: 15'5" x 9'8" (4.71m x 2.97m)

A Very Versatile Room Sandwiched Between the Reception Room and the Kitchen. Double Glazed Window to Rear, Radiator.



KITCHEN/DINER: 13'6 x 11'2 (4.11m x 3.40m)

Sink Unit, Free Standing Cooker, Plumbed for Washing Machine. Full Height Units and Wall Units, Radiator. In Need of Updating but Large Enough for Re-Fitting as a Kitchen/Diner, or Might Form Part of a Re-configuration.



BEDROOM 1: 17'11 x 13'3 (5.46m x 4.04m)
Unusually Wide Double Glazed Bay Window, Fitted Wardrobes, Radiator.



BEDROOM 2: 16'9 x 12'7 (5.11m x 3.84m)
Unusually Wide Double Glazed Window to Front, Fitted Wardrobes, Radiator.



BATHROOM: 6'11 x 6'6 (2.11m x 1.98m)

Walk in Shower Unit, Low Flush WC., Bidet, Wash Hand Basin with Mixer Taps and Cupboards. Double Glazed Frosted Window to Side.



COVERED VERANDAH & REAR GARDEN: PIC. 1

Another Unusual Feature and Lovely to Sit Out in. The Garden has Mature Trees & Shrubs. Side Entrance.



COVERED VERANDAH & REAR GARDEN: PIC. 2



REAR GARDEN:



REAR ELEVATION OF PROPERTY:



GARAGE WITH SHARED FRONTAL DRIVE IN:



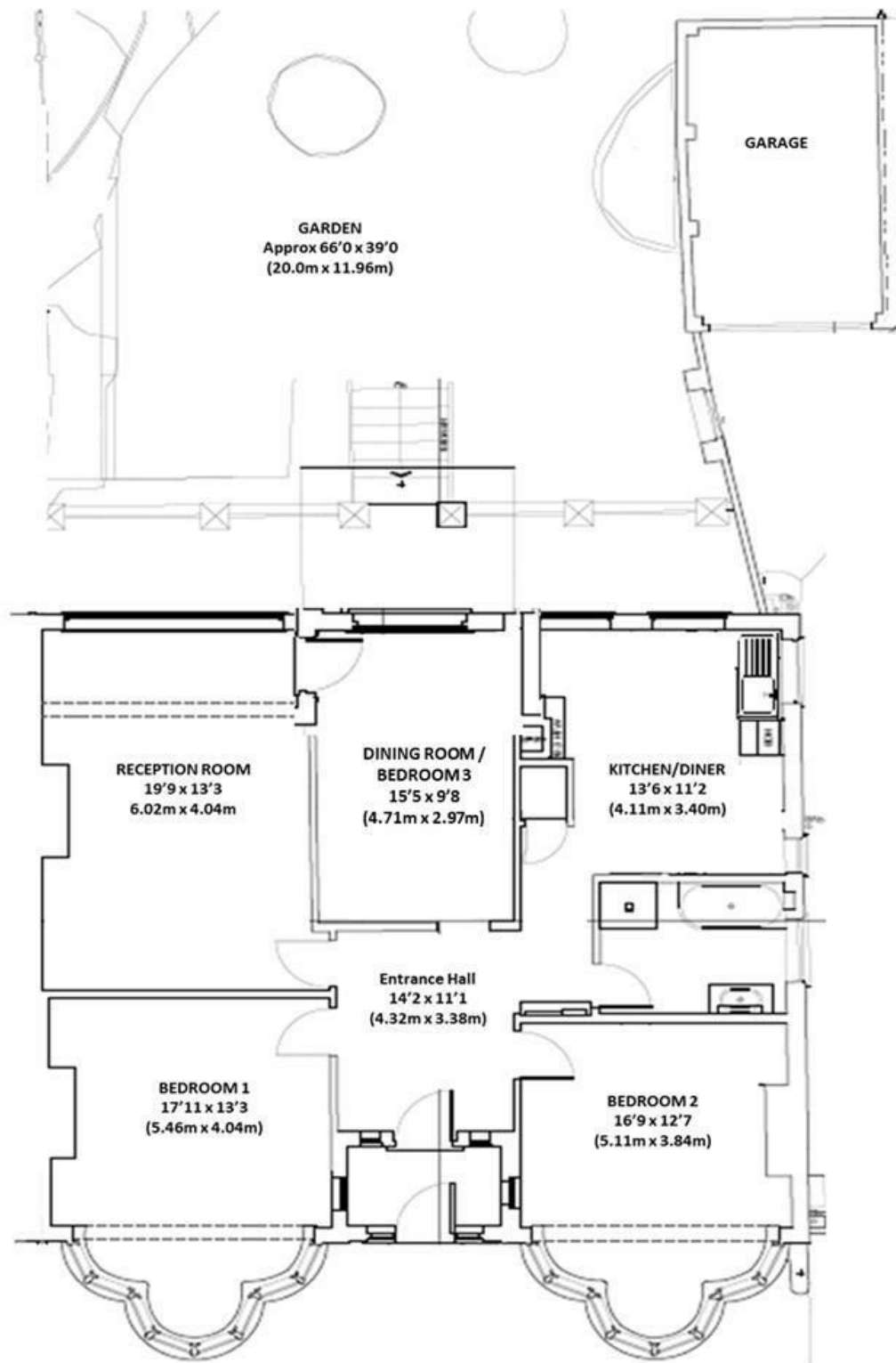
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Approximate internal area (excluding garden & garage)

1162sqft (108sqm)

All measurements are approximate and are for illustrative purposes only.

Michael
Wright
Estate
Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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 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		
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.

Call. 020 8449 2255

sales@michaelwright.co.uk