



ASHURST ROAD, COCKFOSTERS, EN4

Nestled in the sought-after location of Ashurst Road, Cockfosters, this double-bayed, 3-bedroom semi-detached house presents a wonderful opportunity for those with a vision for transformation. Boasting a detached garage with its own drive and a good sized rear garden, this property offers the perfect canvas for someone looking to create their ideal home.

Upon entering, you are greeted by an entrance hall, leading to two separate reception rooms and a kitchen, providing ample space for comfortable living. The first floor hosts a bathroom/wet room, catering to the needs of a modern family.

Although the property is in need of updating, the potential for extension is vast, with opportunities to expand to the side, rear, and even into the loft (subject to necessary consents). Imagine the possibilities of creating a bespoke living space tailored to your preferences and lifestyle.

Conveniently located near bus routes in Cat Hill and within walking distance of Cockfosters Tube Station (Piccadilly Line), shops, restaurants, and the picturesque Trent Park, this home offers both tranquility and accessibility. Additionally, being in the catchment area for good schools, adds to the appeal for families looking to settle in a desirable neighbourhood.

If you are someone with a flair for design and a desire to imprint your own style, this property is the ideal blank canvas awaiting your personal touch. Don't miss this chance to turn a house into your dream home in a prime location, with endless possibilities.



ACCOMMODATION

* ENTRANCE HALL * 2 SEPARATE RECEPTION ROOMS * KITCHEN - IN NEED OF UPDATING * 3 BEDROOMS * BATHROOM/WET ROOM - IN NEED OF UPDATING * REAR GARDEN * GARAGE SET BACK WITH OWN DRIVE * LARGE DRIVEWAY BEHIND WOODEN GATES *
* SERVICES: GAS CENTRAL HEATING * FEATURES: PART DOUBLE GLAZING *

PRICE: £775,000 FREEHOLD

ENTRANCE HALL:

Part Glazed Front Panelled Door and Side Window, Double Radiator, Understairs Cupboard, Picture Rail, Cornicing.



FRONT RECEPTION ROOM: NO PICTURE 25'9" x 15' (7.85m x 4.57m)
Bay Window, Radiator.

REAR RECEPTION ROOM: 12'6" x 12'1" (3.81m x 3.68m)
Strip Flooring, Tiled Fireplace with Wooden Surround, French Doors to Garden, Picture Rail.



KITCHEN: NO PICTURE

In Need of Updating. Sink, Slot in Cooker, Plumbed for Washing Machine. Double Glazed Window and Double Glazed Door to Side.

FIRST FLOOR LANDING:

Double Glazed Frosted Window. Picture Rail.



BEDROOM 1: 15'3 x 13' (4.65m x 3.96m)

Bay Window to Front, Double Radiator, Picture Rail, Cornicing, Tiled Fireplace.



BEDROOM 2: 13' x 12'11 (3.96m x 3.94m)
Double Glazed Window to Rear, Strip Flooring, Radiator, Cornicing.



BEDROOM 3: NO PICTURE 8'3 x 8'2 (2.51m x 2.49m)
Window to Front, Radiator, Strip Flooring, Picture Rail.

BATHROOM/WET ROOM: NO PICTURE
Double Glazed Windows, Walk in Shower, Wash Hand Basin, Low Flush WC.

**REAR GARDEN:
Mainly Laid to Lawn. Mature Trees.**



**REAR ELEVATION OF PROPERTY:
Also Showing Extension Potential.**



**GARAGE WITH OWN DRIVE & LONG DRIVEWAY:
Behind Wooden Doors and can Provide Extra Parking.**



**DRIVEWAY/EXTENSION POTENTIAL TO SIDE: SPP:
A Very Useful Area, Also Potential for a Large Side Extension.**



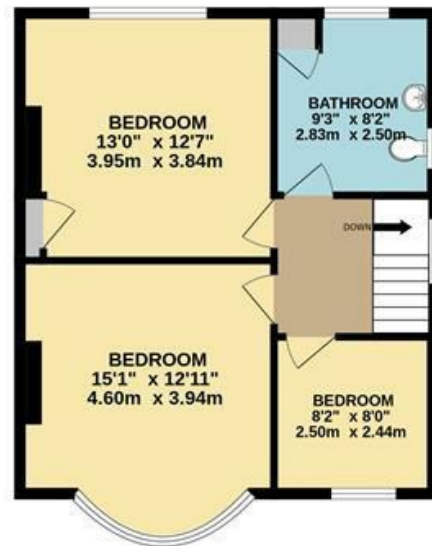
DOUBLE WOODEN GATES TO FRONT:



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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.
Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
 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	85
England & Wales EU Directive 2002/91/EC	

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	
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.