



## WESTPOLE AVENUE, COCKFOSTERS, EN4

Set in Westpole Avenue, Cockfosters, this halls adjoining semi-detached house presents a fantastic opportunity for those looking to create their dream home. Boasting 3 good sized bedrooms, this property is brimming with potential for a new owner to extend and refurbish to their heart's content.

As you step into the property, you are greeted by an entrance porch leading to a spacious hallway, setting the tone for the generous living space within. The ground floor features two reception rooms, a kitchen/morning room, and a convenient downstairs cloakroom, providing ample space.

Upstairs, you will find 3 well-proportioned bedrooms, a bathroom, and a separate WC, offering comfortable living quarters for the whole family. The rear garden provides a tranquil outdoor space. Conveniently located within walking distance to Cockfosters for the Piccadilly Line Tube, buses, shops, schools, and other local amenities, this property ensures easy access to everything you need. The added bonus of a garage (also in need of attention) with a shared frontal driveway, which has the potential for off-street parking, further enhances the appeal of this home.

Offered chain-free, this property is a blank canvas waiting for a new owner to make their mark. With the possibility of extending both to the rear and into the loft area - subject to usual consents, the opportunities to create a bespoke living space are endless. Don't miss out on the chance to transform this house into your ideal home in this sought-after location.



### ACCOMMODATION

\* DOUBLE GLAZED ENTRANCE PORCH \* SPACIOUS HALLWAY \* DOWNSTAIRS CLOAKROOM \* 2 SEPARATE & GENEROUS RECEPTION ROOMS \* MORNING ROOM LEADING TO KITCHEN \* 3 GOOD SIZED BEDROOMS \* BATHROOM/SEP. WC. \* REAR GARDEN \* GARAGE WITH SHARED FRONTAL DRIVE IN (NEEDING ATTENTION) \* POTENTIAL FOR EXTENSION & OFF STREET PARKING \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £730,000 FREEHOLD**



**DOUBLE GLAZED ENTRANCE PORCH: 7'2" x 1'11" (2.20m x 0.60m)**

**ENTRANCE HALL: PIC. 1 16'11" x 10'2" at widest points (5.16m x 3.12m at widest points)**



**ENTRANCE HALL: PIC. 2**



**DOWNSTAIRS WC:**



RECEPTION 1: PIC. 1 14'3" x 12'2" (4.35m x 3.73m)



RECEPTION ROOM 1: PIC. 2





**RECEPTION 2: 13'8" x 12'0" (4.17m x 3.66m)**



**KITCHEN/MORNING ROOM: 15'8" x 7'5" (4.79m x 2.28m)**





**FIRST FLOOR LANDING: 12'8" x 8'9" at widest points (3.88m x 2.67m at widest points)  
Large Original Stained Glass Window. Access to All Rooms.**



**BEDROOM 1: 14'6" x 10'9" (4.42m x 3.28m)**





**BEDROOM 2: 14'5" x 12' (4.39m x 3.66m)**



**BEDROOM 3: 12'7" x 7'4" (3.84m x 2.24m)**





**BATHROOM/SEP. WC.: 7'5" x 6'8" (2.27m x 2.05m)**



**REAR GARDEN: approx 70'0" x 25'0" (approx 21.34m x 7.62m)**  
**Mainly Laid to Lawn, Trees & Shrubs. Widening Behind the Garage.**



**LARGE GARAGE: 22'0" x 11'2" (6.72m x 3.42m)**  
**In Need of Attention/Repair/Knocking Down & Rebuilding. Approached Via Shared Driveway.**

**REAR ELEVATION:**







