



## ASHURST ROAD, COCKFOSTERS, EN4

Nestled in the serene Ashurst Road of Cockfosters, this fully detached bungalow is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious reception hallway leading to a large open plan reception area and a luxurious fitted kitchen/diner, perfect for hosting gatherings or simply relaxing in style. There is also a utility room.

This substantial 3-bedroom detached bungalow boasts not only has 2 luxury bathrooms, but also the potential to add 2 more bedrooms and a 3rd bathroom in the loft, offering versatility and room to grow. The property is in impeccable 'Show House' condition, ensuring a move-in ready experience for the new owners.

Outside, the level rear garden beckons with a large paved patio, a lush lawn, and a charming summerhouse, providing an ideal space for outdoor enjoyment. With parking for 3 vehicles on the paved front area, convenience is at your doorstep.

Situated in a quiet residential area, this beautiful bungalow is within walking distance of all amenities, making daily life a breeze. Don't miss the opportunity to make this luxurious and extended bungalow your new home sweet home.



### ACCOMMODATION

\* RECEPTION HALLWAY \* SPACIOUS OPEN PLAN RECEPTION AREA & LUXURY FITTED KITCHEN/DINER WITH ISLAND AND A BREAKFAST BAR \* DINING AREA \* UTILITY ROOM \* MASTER BEDROOM WITH EN SUITE SHOWER ROOM \* 2 FURTHER BEDROOMS \* LARGE MAIN BATHROOM \* LEVEL REAR GARDEN WITH LAWN, LARGE PAVED PATIO AREA AND SUMMERHOUSE \* PAVED OFF STREET PARKING TO FRONT FOR 3 CARS \* SCOPE FOR ADDING A LOFT CONVERSION \*

\* SERVICES: UNDERFLOOR HEATING \* FEATURES: DOUBLE GLAZING, BI-FOLD DOORS, WOOD FLOORING, HIGH CEILINGS \*

**PRICE: £999,995 FREEHOLD**

RECEPTION HALLWAY: PIC. 1 21'2 x 7'11 (6.45m x 2.41m)



RECEPTION HALLWAY: PIC. 2



**OPEN PLAN RECEPTION AREA: PIC. 1 23'10 x 16'1 (7.26m x 4.90m)**



**OPEN PLAN RECEPTION AREA: PIC. 2**



**OPEN PLAN RECEPTION AREA: PIC. 3**



**2 SETS OF BI-FOLDING DOORS & DINING AREA:**



**LUXURY FITTED KITCHEN/DINER: PIC. 1 17'7 x 15'10 (5.36m x 4.83m)**



**LUXURY FITTED KITCHEN/DINER: PIC. 2  
Door to Utility Room - 8'10 x 4'9 (2.69m x 1.45m)**



**MASTER BEDROOM: 15'6 x 11'11 (4.72m x 3.63m)**



**EN SUITE SHOWER TO MASTER BEDROOM: 10'2 x 7'6 (3.10m x 2.29m)**

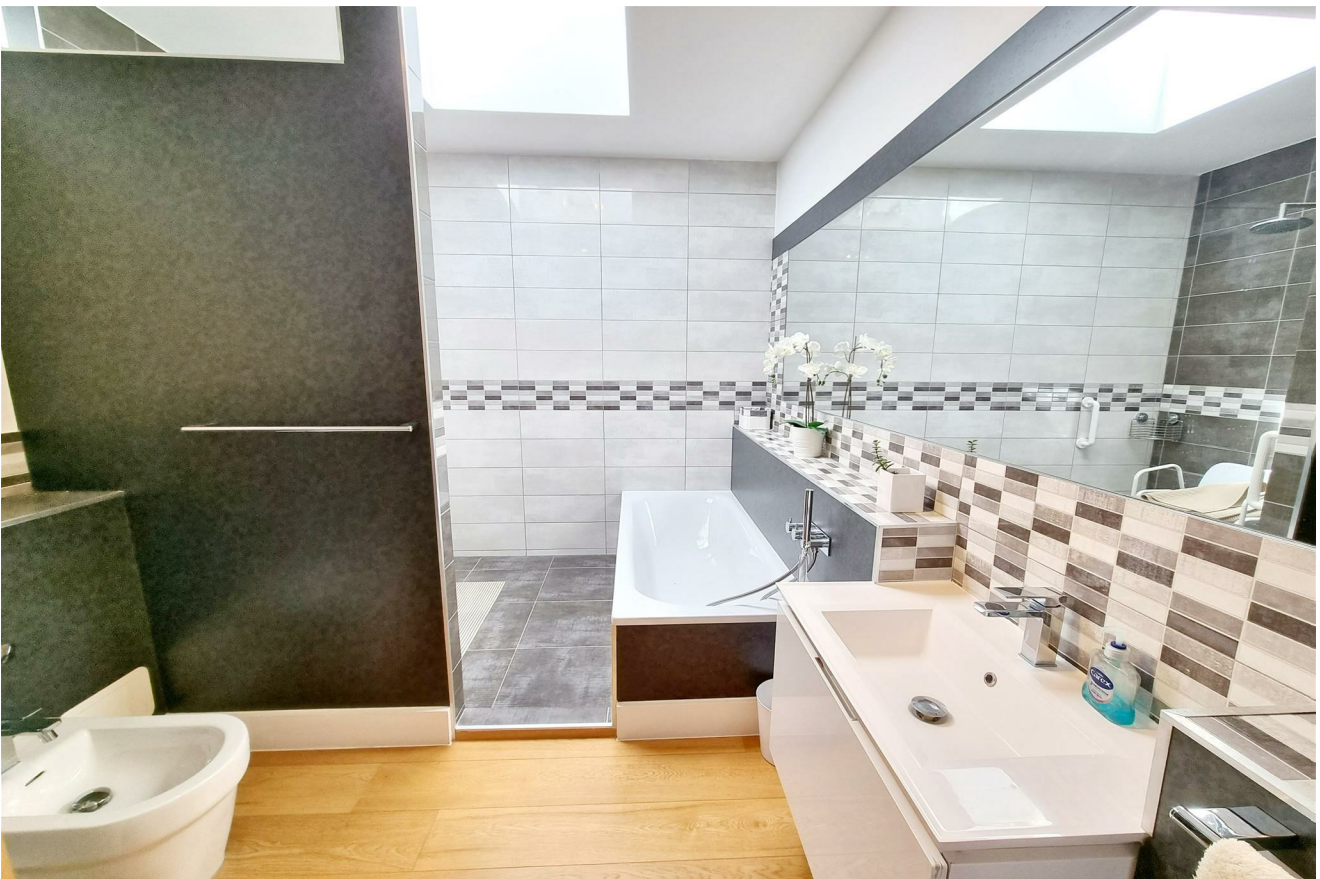


**BEDROOM 2: 13'11 x 13'2 (4.24m x 4.01m)**



**BEDROOM 3: 10'8 x 8'11 (3.25m x 2.72m)**

**MAIN BATHROOM: 10'9 x 8'4 (3.28m x 2.54m)**



**REAR GARDEN:**



**REAR GARDEN & SUMMERHOUSE:**



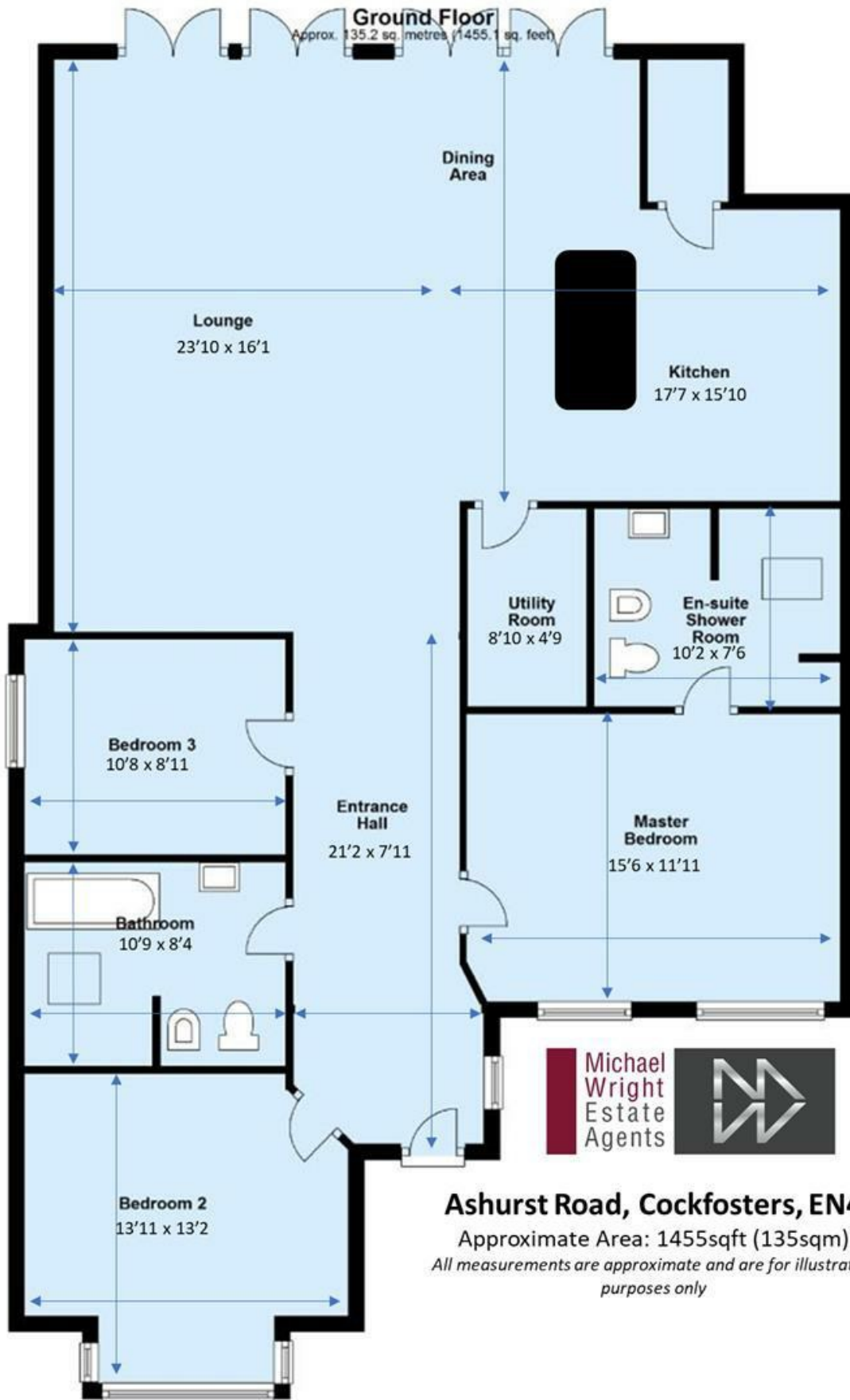


**REAR ELEVATION OF PROPERTY:**



**LARGE PAVED PATIO AREA:**





## Ashurst Road, Cockfosters, EN4

Approximate Area: 1455sqft (135sqm)

All measurements are approximate and are for illustrative purposes only

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			
		69	85
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.

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