



## NORRYS ROAD, COCKFOSTERS, EN4

A MOCK TUDOR STYLE DETACHED 3 BEDROOM HOUSE OFFERING LARGER THAN AVERAGE PROPORTIONS WITH A LARGE LANDSCAPED REAR GARDEN, ATTACHED GARAGE WITH OWN DRIVE, & OFF STREET PARKING TO FRONT. There are 2 Separate Reception Rooms and Fitted Kitchen, Together with a Reception Hallway & Downstairs Guest Cloakroom. There is a Family Bathroom on the First Floor with Separate Walk in Shower.

THE PROPERTY OFFERS PLENTY OF SCOPE & POTENTIAL - SUBJECT TO USUAL CONSENTS., and is Worthy of an Internal Viewing.

Situated in a Quiet Residential Turning Running Between Mount Pleasant & Belmont Avenue, and is Within Walking Distance of all of Cockfosters Local Amenities, Including Picc. Line Tube, Buses, Schools, Restaurants, Trent Park etc., etc.  
Offered Chain Free.



### ACCOMMODATION

\* ENTRANCE PORCH \* RECEPTION ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* LARGE REAR RECEPTION ROOM \* FURTHER FRONT RECEPTION ROOM \* FITTED KITCHEN \* 3 GOOD SIZED BEDROOMS \* FAMILY BATHROOM \* ATTACHED GARAGE WITH OWN DRIVE \* REAR GARDEN APPROX. 110' \* OFF STREET PARKING FOR 3 CARS \*

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

**PRICE: £850,000 FREEHOLD O.I.R.O**

**RECEPTION HALLWAY: 11'6" x 9' (3.51m x 2.74m)**

**Approached Via the Entrance Porch with an Outer Door. Part Glazed Inner Door. Radiator. Door to All Ground Floor Rooms & Downstairs Cloakroom.**



**REAR RECEPTION ROOM: 17'1" x 11'9" (5.21m x 3.58m)**

**Attractive Rear Reception Room with Double Glazed Sliding Patio Doors to Rear Garden. Wall Light Points, Plus Central Light, Cornicing.**





**FRONT RECEPTION ROOM: 14'6 x 10'10 (4.42m x 3.30m)**  
**Double Glazed Bay Window to Front, Curved Radiator, Cornicing.**



**FITTED KITCHEN: 12'7 x 9'7 (3.84m x 2.92m)**  
**Floor & Wall Units. Plumbed for Washing Machine. Double Glazed Window to Front, Double Glazed Door to Side & Garden. Single Drainer Sink Unit with Mixer Taps, Slot in Cooker.**





**BEDROOM 1: 17'1 x 11'6 (5.21m x 3.51m)**  
**Larger Than Average & Could be Split. Cornicing. Radiator. Attractive Outlook Over Rear Garden.**



**OUTLOOK OR REAR GARDEN FROM BEDROOM 1:**





**BEDROOM 2: 14'8 x 11'2 (4.47m x 3.40m)**  
**Double Glazed Bay Window to Front, Radiator, Cornicing.**



**BEDROOM 3: 10'3 x 8'10 (3.12m x 2.69m)**  
**Double Glazed Window to Side, Radiator, Cornicing.**



**BATHROOM/SHOWER ROOM:**  
**White Bathroom Suite, Separate Walk in Shower, Panelled Bath, Wash Hand Basin, Low Flush WC.**



**FIRST FLOOR LANDING:**  
**Double Glazed Window to Side.**





**REAR GARDEN: PIC. 1 approx 110' (approx 33.53m)**  
**Landscaped, Mainly Laid to Lawn, Mature Shrubs & Trees. Open Outlook. Sunny Aspect. Shed.**



**REAR GARDEN: PIC. 2**  
**Showing Large Area Laid to Lawn.**





**REAR ELEVATION OF PROPERTY:**

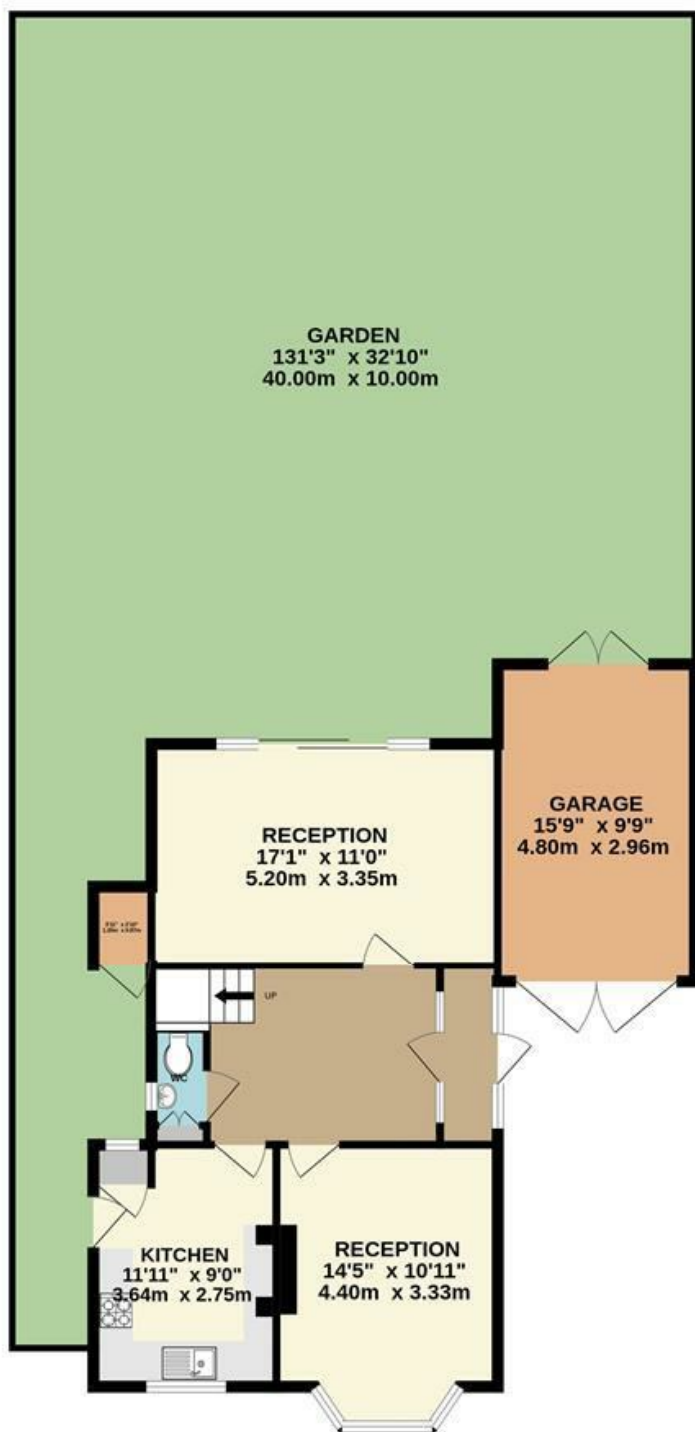
**Rear Elevation of Property Showing Mock Tudor Panels, Also Showing Rear of Garage, Plus Extension Potential with Option of a Double Storey Extension - Subject to Usual Consents.**



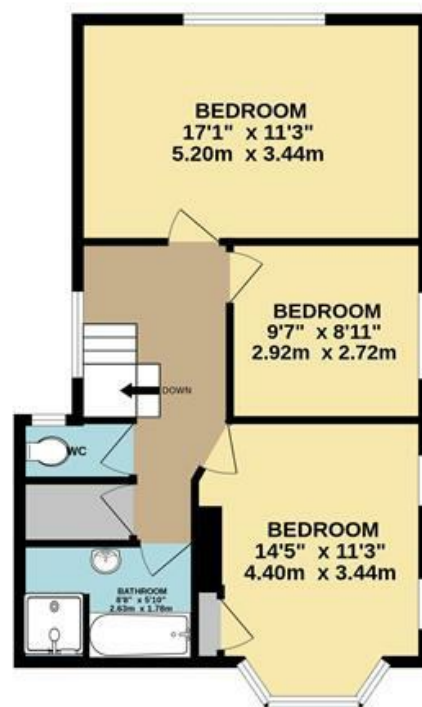
**ATTACHED GARAGE WITH OWN DRIVE: 16'3 x 8' (4.95m x 2.44m)  
Plus Off Street Parking to Front for 3 Cars.**



GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.5 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.  
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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	
48	61
England & Wales	
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	
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.

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