



GLOUCESTER GARDENS, COCKFOSTERS, EN4

A 3 BEDROOM SEMI-DETACHED HOUSE IN VERY POPULAR COCKFOSTERS LOCATION OFFERING GENEROUS SIZED ACCOMMODATION, MAKING THIS AN IDEAL FAMILY HOME CLOSE TO GOOD SCHOOLS & ALL LOCAL AMENITIES.

Through the Porch into the bright Entrance Hall leading to 2 large Receptions & Kitchen on the Ground Floor, whilst on the First Floor there are 2 doubles and a single Bedroom, a Bathroom and a Separate WC.

The Loft is Suitable for Conversion to add a further bedroom & bathroom and it is also possible to Extend on the Ground Floor to provide additional living space, subject to the usual permissions.

There is a 65ft mature South Westerly Facing Garden and a Garage with Shared Frontal Drive plus the Front Garden can be paved to provide OFF STREET PARKING. In need of updating, but reflected in the asking price and offering almost a blank canvass to add one's own touch.

Conveniently located within walking distance of Cockfosters Tube Station (Picc. Line), Buses, Shops, Restaurants and Good Schools, including Southgate Secondary School & Trent Junior.

Offered Chain Free.



ACCOMMODATION

* ENTRANCE PORCH * BRIGHT ENTRANCE HALL & 1ST FLOOR LANDING * 2 LARGE RECEPTION ROOMS * KITCHEN * 2 DOUBLE & 1 SINGLE BEDROOMS * 65FT REAR GARDEN * SHARED DRIVE TO GARAGE *

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

PRICE: £785,000 FREEHOLD

ENTRANCE HALL: 14'6 x 7' (4.42m x 2.13m)

Approached via Double Glazed Entrance Porch to Inner Door. Flooded with natural light from the large stairwell window. Doors leading to the front & rear reception rooms & kitchen and stairs to the first floor. Carpet & Radiator. Fitted Coat Cupboard.



FRONT RECEPTION ROOM: 16'8 x 12'5 (5.08m x 3.78m)

Double Glazed Bay Window, Curved Double Radiator, Yorkstone Fireplace, Cornicing, Panelled Door.



REAR RECEPTION ROOM: 15'4 x 11'5 (4.67m x 3.48m)

Double Glazed Sliding Patio Door to Garden, Tiled Fireplace, Cornicing, Double Radiator with Glass Shelf Over.



KITCHEN: 12'2 x 7'9 (3.71m x 2.36m)

Floor & Wall Units. Double Drainer Stainless Steel Sink Unit with Mixer Tap. Plumbed for Washing Machine, Boiler for Central Heating. Double Glazed Window to Side, Part Glazed Door to Rear. Quarry Tiled Flooring.



FIRST FLOOR LANDING: 12'3 x 8'1 (3.73m x 2.46m)
Double Glazed Flank Window, Access to Loft.



BEDROOM 1: PIC. 1 16'8 x 11'3 (5.08m x 3.43m)
Double Glazed Bay Window to Front, Radiator, Fitted Wardrobes, Cornicing, Panelled Door.



BEDROOM 1: PIC. 2



BEDROOM 2: 14'11 x 11'3 (4.55m x 3.43m)
Double Glazed Window to Rear, Fitted Wardrobes, Radiator, Cornicing, Panelled Door.



BEDROOM 3: 9'8 x 8'1 (2.95m x 2.46m)
Double Glazed Bay Window, Radiator, Cornicing, Panelled Door.



BATHROOM/SEP. WC 8'0 x 6'2 (2.44m x 1.88m)
In Need of Updating.



**REAR GARDEN: 65'0 x 20'0 (19.81m x 6.10m)
Rather Overgrown & Needing Attention.**



**GARAGE WITH SHARED FRONTAL DRIVEWAY.
Brick Built. Up & Over Doors, Workshop to Rear.**

REAR ELEVATION OF PROPERTY:





Ground Floor

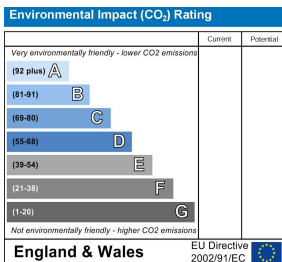
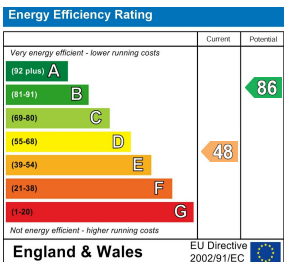


First Floor

Gloucester Garden, EN4

Approximate Area is 1184sqft (110sqm)

All measurements are approximate and are meant for illustrative purposes.



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.