



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. THERE IS A GARAGE WITH SHARED FRONTAL DRIVE IN, A VERY SPECIAL REAR GARDEN WITH LARGE SUMMERHOUSE, & OFF STREET PARKING TO FRONT.

Through the Porch Leading to an Entrance Hall, 2 Large Reception Rooms & Double Glazed Conservatory, Fitted Kitchen & Downstairs Cloakroom on the Ground Floor. 3 Good Sized Bedrooms & Large Bathroom on the First Floor. The Loft is Intact & Suitable for Conversion - SPP.

There is a 65ft mature South Westerly Facing Garden and a Garage with Shared Frontal Drive Plus OFF STREET PARKING TO FRONT.

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 but Subject to Probate Being Granted.



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: £795,000 FREEHOLD

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

Approached via Attractive Double Glazed Entrance Porch to Inner Door. Amtico Flooring, Concealed Radiator. Under Stairs Cupboard.



FRONT RECEPTION ROOM: 17' x 12'8 (5.18m x 3.86m)

Double Glazed Leaded Light Bay Window, Amtico Flooring, Mahogany Fireplace with Marble Inset & Hearth, Gas Log Effect Fire, Double Radiator, Cornicing.



REAR RECEPTION ROOM: 15'6" x 11'5" (4.72m x 3.48m)

Wood Effect Flooring, Tiled Fireplace, Cornicing, Concealed Radiator, Double Glazed Sliding Patio Doors to Double Glazed Conservatory.



DOUBLE GLAZED CONSERVATORY: 16' x 7'10" (4.88m x 2.39m)

A Lovely Addition to this Family Home, Double Glazed French Doors to Garden, Roller Blinds.



FITTED KITCHEN: 11'9 x 7'11 (3.58m x 2.41m)

Floor & Wall Units, Gas Hob, Eye Level Oven, Plumbed for Dishwasher, Double Bowl Inset Stainless Steel Sink Unit with Mixer Taps, 2 x Larder Cupboards. Double Glazed Window to Side, Door to Double Glazed Conservatory.



**FIRST FLOOR LANDING:
Large Double Glazed Flank Window, Access to Loft.**



BEDROOM 1: 17'2 x 11'5 (5.23m x 3.48m)
Double Glazed Leaded Light Bay Window to Front, Double Radiator, Picture Rail.



BEDROOM 2: 15'6 x 10'7 (4.72m x 3.23m)
Double Glazed Window to Rearr with a Leafy Outlook, Double Radiator.



**VIEW FROM BEDROOM 2:
Attractive Outlook with Evergreen Trees.**



**BEDROOM 3: 11' x 8'1 (3.35m x 2.46m)
Double Glazed Leaded Light Bay Window, Radiator, Cornicing, Picture Rail.**



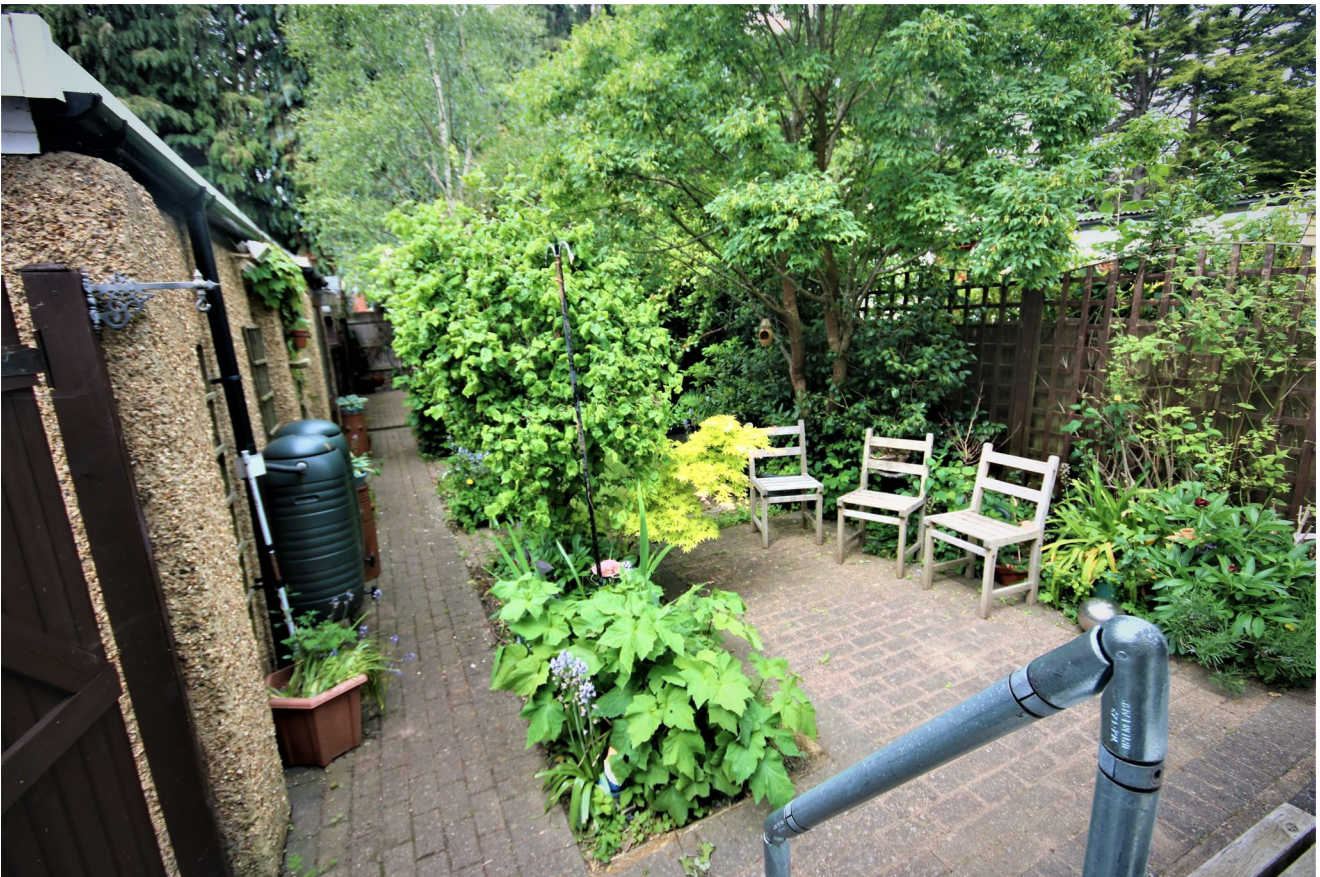
LARGE BATHROOM & SHOWER ROOM: 8'0 x 6'2 (2.44m x 1.88m)

Panelled Bath with Mixer Taps & Shower Attachment, Separate Walk in Shower, Pedestal Wash Hand Basin, Low Flush WC. Fully Tiled Walls, Double Glazed Window, Spotlights.



REAR GARDEN: PIC. 1 65'0 x 20'0 (19.81m x 6.10m)

A Very Leafy & Secluded Garden with Paved Patio Areas. Mature Plants & Trees. Workshop & Summerhouse. Side Entrance. Access to Garage.



REAR GARDEN: PIC. 2



REAR GARDEN: PIC. 3



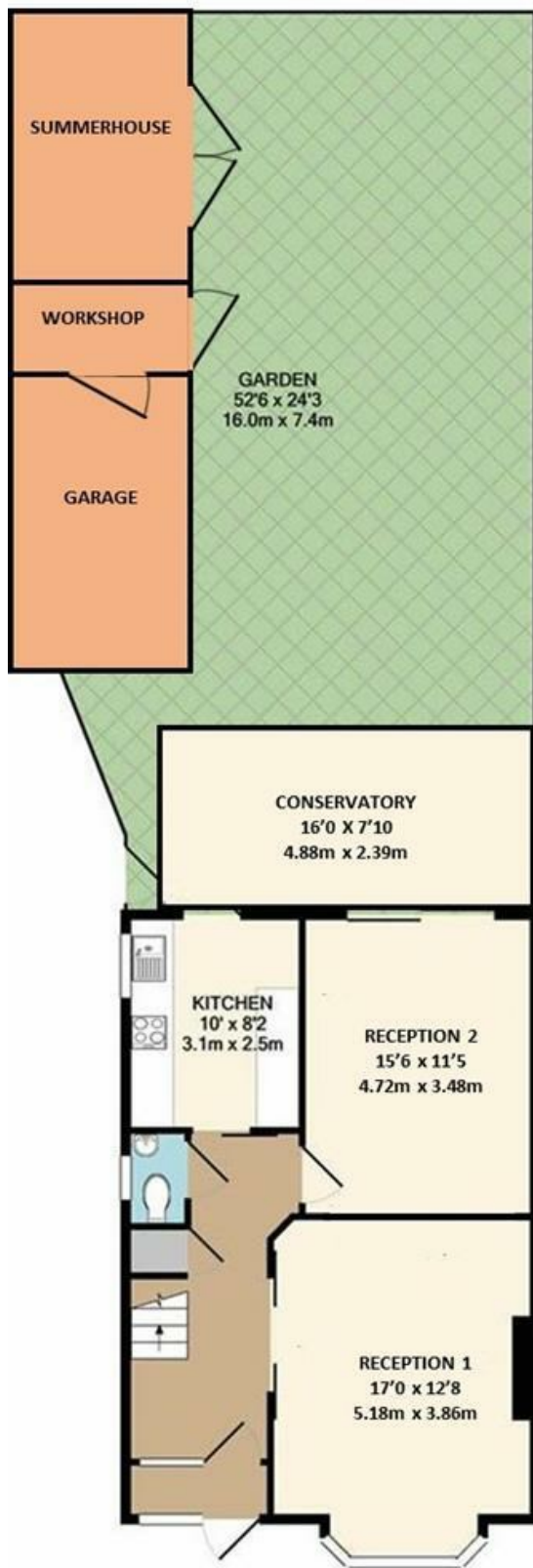
LARGE SUMMERHOUSE AT THE REAR:



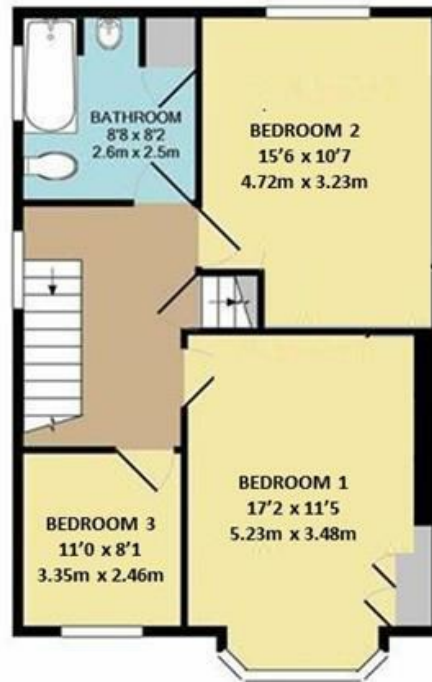
**GARAGE WITH SHARED FRONTAL DRIVEWAY.
Brick Built. Up & Over Doors, Workshop to Rear.**

REAR ELEVATION OF PROPERTY:





Ground Floor
Area excluding garage, workshop & summerhouse
Approx. 764sqft (71sqm)



First Floor
Approx. 635sqft (59sqm)



Gloucester Gardens, Cockfosters EN4

*This is a temporary floorplan and
Measurements are approximate and for illustrative purposes only*

Total Area
excluding garage, workshop & summerhouse
1399sqft (130sqm)

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	
	84
	63
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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.