



## ECCLESTON CLOSE, COCKFOSTERS, EN4

Nestled in a quiet cul de sac of Cockfosters, EN4, is this charming detached house that exudes potential. This spacious purpose built 4-bedroom property, being offered chain-free, is a rare find.

Upon entering, you are greeted by 2 well-proportioned reception rooms that seamlessly flow into each other, creating a perfect space for entertaining or relaxation. The kitchen/diner is ideal and could become open plan with the dining room, while a convenient downstairs cloakroom adds a touch of practicality to the layout.

One of the standout features of this property is the integral garage with its own drive, presenting the opportunity for conversion into a study or an extra bedroom, subject to necessary permissions. The bright first-floor landing leads to modern bathroom facilities, ensuring both style and comfort. The property boasts a level rear garden, perfect for outdoor activities, while the large front garden and off-street parking provide convenience and space for multiple vehicles. Currently there is parking for 2 cars, but this could be increased by paving more of the large front garden.

For those with an eye for potential, the intact loft offers the possibility of conversion, subject to planning permission. This property is realistically priced for a quick sale, yet the scope for enhancement is vast, allowing you to tailor the space to your desires.

Conveniently located near Cockfosters Tube Station (Piccadilly Line), shops, buses, restaurants, schools, and the picturesque Trent Park, this property has the potential to be the perfect family home.



### ACCOMMODATION

- \* ENTRANCE LOBBY \* DOWNSTAIRS CLOAKROOM \* 2 BRIGHT & SPACIOUS CONNECTING RECEPTION ROOMS \* FITTED KITCHEN/DINER \* 4 GOOD SIZED BEDROOMS \* FAMILY BATHROOM \* INTEGRAL GARAGE WITH OWN DRIVE \* LEVEL REAR GARDEN \* 36' FRONT GARDEN \* PAVED OFF STREET PARKING \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES & BENEFITS: DOUBLE GLAZING \* SMALL QUIET CUL DE SAC TURNING WITH ALL DETACHED HOUSES \*

**PRICE: £795,000 FREEHOLD**

**ENTRANCE:**

**Access From the Part Glazed Front Door to a Small Lobby, Leading to the Large Front Reception Room. Also, Possible Access to Garage Which Could be Converted to a Study//Downstairs Bedroom.**



**FRONT RECEPTION ROOM: PIC. 1 25'2 x 17'9 narr to 15' (7.67m x 5.41m narr to 4.57m)  
Wider Than Average with Double Glazed Window to Front, Double Glazed Sliding Patio Doors to Rear Patio & Garden. Radiator. Further Double Glazed Window at High Level. Turning Staircase to First Floor.**



**FRONT RECEPTION ROOM: PIC. 2**

**Different Aspect. Also Showing Door to Hallway and to the DOWNSTAIRS CLOAKROOM. It is Possible to Create Direct Access to the Garage - Which in Turn Could be Converted for a Further Reception Room/Study/Further Bedroom - SPP.**



**CONNECTING RECEPTION ROOMS:**

**Rear Reception Room with Direct Access to Garden & to the Fitted Kitchen. Radiator.**



**REAR RECEPTION ROOM/DINING ROOM:**



**FITTED KITCHEN/DINER: 12'6 x 10'10 (3.81m x 3.30m)**

**Floor & Wall Units, Oven & Hob, Extractor, Sink Unit. Double Glazed Window Overlooking Rear Garden, Double Glazed Door to Garden. Plumbed for Washing Machine & Dishwasher.**



**KITCHEN/DINER: PIC 2**  
**Different Aspect Showing Access to Through Lounge & to Garden.**



**FIRST FLOOR LANDING:**  
**Spacious Landing with Access to All 4 Bedrooms & Bathroom. A Triple Double Glazed Window to Flank Wall.**



**BEDROOM 1: 14'11 x 12'7 (4.55m x 3.84m)**  
**Fitted Wardrobes, Radiator, Large Full Height Double Glazed Window Bringing Extra Light.**



**BEDROOM 2: 13' x 10'9 (3.96m x 3.28m)**  
**Fitted Wardrobes, Radiator, Double Glazed Window.**



**BEDROOM 3: 11'3 x 6' (3.43m x 1.83m)**  
**Fitted Wardrobes, Radiator, Double Glazed Window.**



**BEDROOM 4: 9' x 8'5 (2.74m x 2.57m)**  
**Double Glazed Window to Front, Radiator.**



**FAMILY BATHROOM:**

**Large Walk in Shower, Wash Hand Basin with Mixer Taps & Cupboards Beneath, Low Flush WC., Double Glazed Window.**



**REAR GARDEN: 48'3 x 36' (14.71m x 10.97m)**

**A Good Sized Rear Garden with Paved Patio Area and Mainly Laid to Lawn on a Level with Open Outlook. 2 x Side Entrances.**





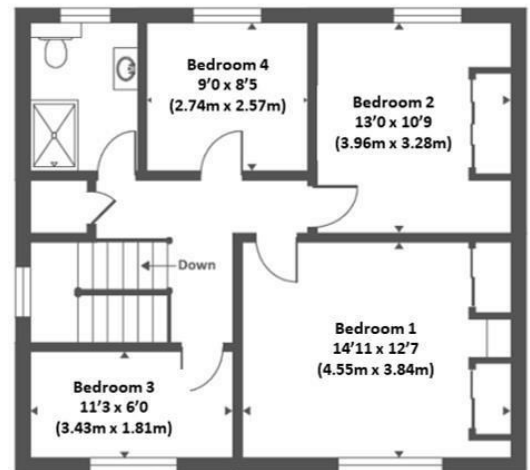
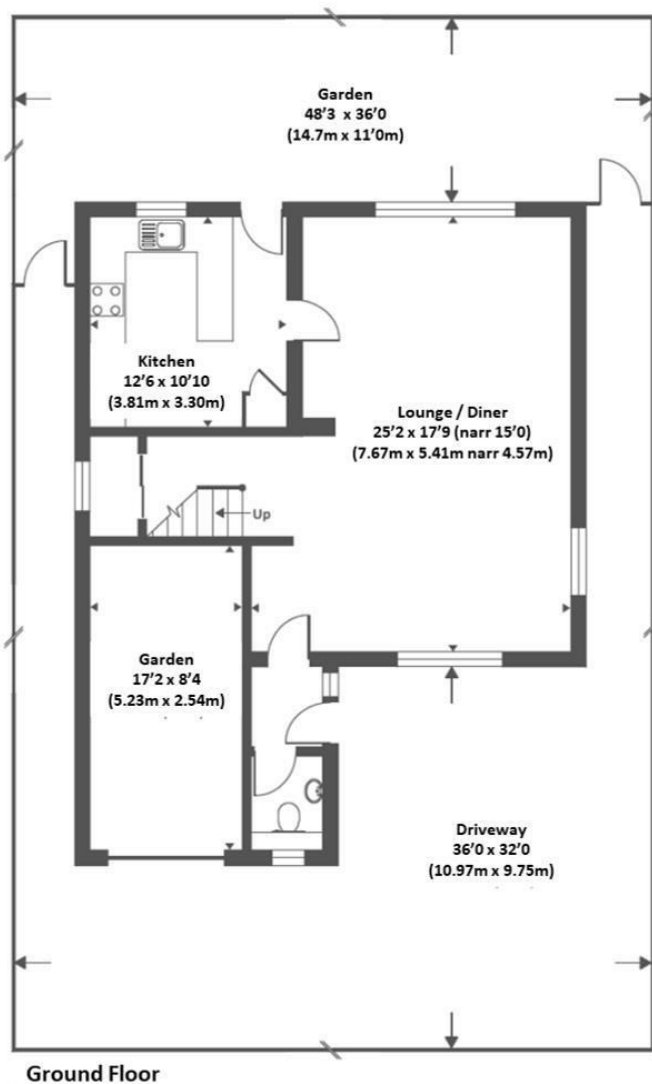
**REAR ELEVATION OF PROPERTY:**

**The Property Has Never Been Extended But Could Certainly Benefit From a Whole Width Rear Extension, Perhaps Some Even Being Double Storey - SPP.**



**FRONT GARDEN: 36' x 32' (10.97m x 9.75m)**

**Large Area Laid to Lawn. Paved OFF STREET PARKING FOR 2 CARS, with Possibility of Many More.**



First Floor



**Eccleston Close, Cockfosters EN4**

Approximate area (including garage) 1445 sqft (134sqm)  
 All measurements are approximate and are for illustrative purposes only.

Energy Efficiency Rating	
Current	Potential
49	83

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

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.