



BELMONT AVENUE, COCKFOSTERS, EN4

An Opportunity to Purchase this LARGER THAN AVERAGE 3 BEDROOM SEMI DETACHED HOUSE WITH ATTACHED GARAGE TO SIDE WITH OWN DRIVE & BEAUTIFUL GARDENS TO FRONT & REAR. There are 2 Separate Reception Rooms, Fitted Kitchen & Utility Room, Downstairs Cloakroom & Off Street Parking. The Property Offers Tremendous Scope & Potential - Subject to Usual Consents and has an Open Outlook to Front, as well as being set back from the road. The Landscaped Rear Garden is Approx. 120'.

Situated in a Residential Turning Convenient for Cockfosters Tube Station (Picc. Line), Buses, Shops, Restaurants and all Other Local Amenities, as well as being in the Catchment for Good Schools for All Ages, Including JCOS, East Barnet School, Danegrove, Trent, Southgate School etc.

Offered Chain Free, Subject to Probate Which we Understand is Well Progressed.

Viewings Highly Recommended.



ACCOMMODATION

* ENTRANCE PORCH * ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * 2 SEPARATE RECEPTION ROOMS * FITTED KITCHEN * UTILITY ROOM * 3 GOOD SIZED BEDROOMS * BATHROOM WITH SEPARATE SHOWER * LANDSCAPED REAR GARDEN WITH SUNNY ASPECT - APPROX. 120' * DEEP FRONT GARDEN WITH LAWN & OFF STREET PARKING * ATTACHED GARAGE WITH OWN DRIVE *

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

PRICE: £800,000 FREEHOLD O.I.E.O

ENTRANCE HALL:



FRONT RECEPTION ROOM: 15'10 x 12'8 (4.83m x 3.86m)



REAR RECEPTION ROOM: 13'5 x 12'8 (4.09m x 3.86m)



FITTED KITCHEN: 10'5 x 8' (3.18m x 2.44m)



UTILITY ROOM: PIC. 1 13'11 x 5'4 (4.24m x 1.63m)



UTILITY ROOM: PIC. 2



BEDROOM 1: 15'6 x 12'8 (4.72m x 3.86m)



BEDROOM 2: 13'4 x 12'8 (4.06m x 3.86m)



BEDROOM 3: 9'8 x 7'9 (2.95m x 2.36m)



WETROOM: 7'7 x 6'3 (2.31m x 1.91m)



LARGE SHOWER:



VIEW FROM REAR BEDROOMS OVER GARDEN:



REAR GARDEN: PIC. 1 approx 120' (approx 36.58m)



REAR GARDEN: PIC. 2



FRONT GARDEN:



OUTLOOK TO FRONT:



ATTACHED GARAGE WITH OWN DRIVE: 15'1" x 8'5" (4.60m x 2.57m)



FRONT GARDEN & PAVED OFF STREET PARKING:



REAR ELEVATION OF PROPERTY:

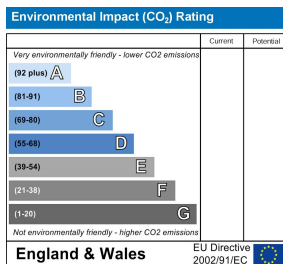
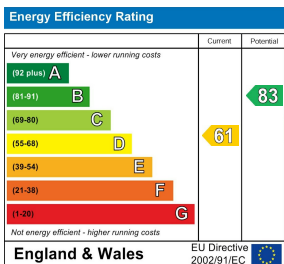


REAR ELEVATION OF PROPERTY & GARDEN:



OUTLOOK TO FRONT:

Awaiting Floor Plan



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.