



HEDDON COURT AVENUE, COCKFOSTERS, EN4

AN ATTRACTIVE 5 BEDROOM & 2 BATHROOM FULLY DETACHED DOUBLE-FRONTED HOUSE WITH VERY LARGE GROUND FLOOR ACCOMMODATION + A TRIPLE GARAGE & WORKSHOP ON A SEPARATE TITLE APPROACHED VIA A DIFFERENT SECURE ACCESS, SITUATED AT THE UPPER END OF HEDDON COURT AVENUE.

To the Ground Floor there is a 32' Through Lounge, 16' x 16' Family Room, Study/Possible Ground Floor Bedroom, 22'10 x 16'10 Fitted Country Style Kitchen with Integrated Appliances, and a Downstairs Cloakroom/Shower Room.

Built by Sir Francis Walker and Offered Chain Free, being Close to All Local Amenities, Including Buses, Cockfosters Picc. Line Tube Station, Shops, Restaurants, Trent Park, Good Schools, and in Fact a Doctor's Surgery. Also in the Catchment for Good Schools for All Ages.

The Property enjoys over 3,0000 Square Ft., of Accommodation. There is Also a Large Garden & Paved Off Street Parking to Front. The Triple Garage & Workshop are an Unusual Benefit and are Actually on a Separate Title Deed. Approached Via Mount Close.

Viewings Highly Recommended.



ACCOMMODATION

ACCOMMODATION: ENTRANCE PORCH * ENTRANCE HALL * THROUGH LOUNGE: 9.98M X 3.71M (32'09 X 12'26) * FAMILY ROOM: 4.88M X 4.88M (16' X 16') * STUDY: 4.88M X 2.13M (16' X 7'9) * KITCHEN/DINER: 5.79M NARR TO 6.96M X 4.90M (19'20 NARR TO 22'10 X 16'10) * BEDROOM 1: 5.18M X 3.66M (17' X 12') * BEDROOM 2, 4.57M X 3.66M (15'19 X 12') * BEDROOM 3: 3.81M X 3.05M (12'6 X 10'4) * BEDROOM 4, 3.73M X 2.13M (12'3 X 7'6) * BEDROOM 5: 6.55M X 6.02M (21'6 X 19'9) * LARGE BATHROOM: 3.66M X 2.59M (12'3 X 8'6) * GARDEN HOME OFFICE/USEFUL ROOM: 5.11M X 3.96M (16'9 X 13'6) * TRIPLE GARAGE: 8.03M X 7.01M NARR TO 4.70M (26'4 X 23'55 NARR TO 15'6) * PAVED OFF STREET PARKING TO FRONT *

GAS CENTRAL HEATING * RECENTLY INSTALLED DOUBLE GLAZING * SECURITY CAMERAS * BURGLAR ALARM *

PRICE: £1,375,000 FREEHOLD

ENTRANCE HALL:



THROUGH LOUNGE: 32'9 x 12'3 (9.98m x 3.73m)

Bright and spacious with double glazed window to front, limestone fireplace with gas coal fire, cornicing, curved radiator plus concealed radiator, wall light points, hand painted walls. Large open window overlooking Family Room.



THROUGH LOUNGE: RECEPTION ROOM1:



THROUGH LOUNGE/RECEPTION 2
This room has a large opening and could connect with the Rear Family Room.



FAMILY ROOM/RECEPTION ROOM 3: 16' x 16' (4.88m x 4.88m)

Very spacious with brick fireplace surround and gas coal fire, double glazed folding patio doors to garden, radiator, cornicing, door to Kitchen/Diner.



STUDY/RECEPTION ROOM 4/POSSIBLE GROUND FLOOR BEDRO 16'0" x 7'10" (4.9 x 2.4)

Well equipped with custom built storage units & bookcases, Desk Area with pull out keyboard table. Double glazed window to front.



FITTED KITCHEN/DINER: PIC. 1 22'10 x 16'10 (6.96m x 5.13m)

Well fitted in country style wooden floor and wall units, double butler sink with mixer taps, granite worktops, integrated dishwasher, plumbed for washing machine, Rangecooker, built in eye level Miele Coffee Maker and Steam Oven, Fully tiled walls, ceramic flooring. Double glazed window overlooking rear garden, double glazed stable door. Further Area for Fridge/Freezer and further storage. Ample Dining Area. Double Glazed Stable Door to Side.



FITTED KITCHEN/DINER: PIC. 2

Different aspect showing overall length of Fitted Kitchen.



FITTED KITCHEN/DINER: PIC. 3

Also showing area with American Style Fridge/Freezer & fitted storage cupboards, Including a pull out larder.



FITTED KITCHEN/DINER: PIC. 4

Showing Direct Access to the Family Room, with potential to make open plan - SPP & Structural Changes.



DOWNSTAIRS CLOAKROOM/SHOWER ROOM:

Walk in Shower Cubicle, Wash Hand Basin, Low Flush WC., double glazed frosted window, radiator with heated towel rail, spotlights, extractor fan.



BEDROOM 1: 17' x 12' (5.18m x 3.66m)

Attractive room, with double glazed bay window, curved radiator, laminate flooring.



BEDROOM 2: 15'19 x 12' (4.57m x 3.66m)
double glazed window to rear, radiator, laminate flooring.



BEDROOM 3: 12'6 x 10'4 (3.81m x 3.15m)
With double glazed window to front, radiator, eaves storage, laminate flooring.



BEDROOM 4: 12'3 x 7'6 (3.73m x 2.29m)

Double glazed window to rear, radiator, laminate flooring.

Note: There is a possibility of extending this room over the extended Kitchen/Diner, or to interchange with the large Bathroom.



VERY LARGE FAMILY BATHROOM: 12'3 x 8'6 (3.73m x 2.59m)

Fully tiled, top quality suite comprising large oval panelled bath with mixer taps and shower attachment, bidet with mixer taps, low flush w.c., vanity unit with inset sink, composite granite tops, display/storage shelf, double glazed window, radiator with heated towel rail. Ceramic flooring.



LOFTROOM/BEDROOM 5: PIC. 1 21'6 x 19'9 (both max) (6.55m x 6.02m (both max))

Very spacious - almost 2 rooms - ideal for Bedroom and Lounge/Study Area. Plumbing nearby to enable an En Suite to be created. Eaves Storage Cupboards. Radiator. 2 x Double Glazed Velux Windows. Concealed staircase from First Floor.



LOFTROOM/BEDROOM 5: PIC. 2



WIDE REAR GARDEN: PIC. 1

Mainly laid to lawn with shrub and flower borders. Not overlooked. Covered paved patio area.



REAR ELEVATION OF PROPERTY & GARDEN:



OUTBUILDING/TRIPLE GARAGE & USEFUL GARDEN ROOM:



**INTERIOR OF TRIPLE GARAGE WITH OWN DRIVE: PIC. 1 26'4 x 23'55 narr to 15'56 (8.03m x 7.01m narr to 4.57m)
With Double & Single Automatic Doors. Windows overlooking garden and door from garden. Also a Workshop with
Power and Light. Approached via Security Gates from Mount Road, offering secure parking. The Triple Garage &
Workshop are accessed via Security Gates in Mount Close, but could also be perhaps be used/converted to an
Annexe, or Home/Office.**



HOME OFFICE/USEFUL GARDEN ROOM: 16'9 x 13'6 (5.11m x 4.11m)
To rear of garden. Also has a sink unit.

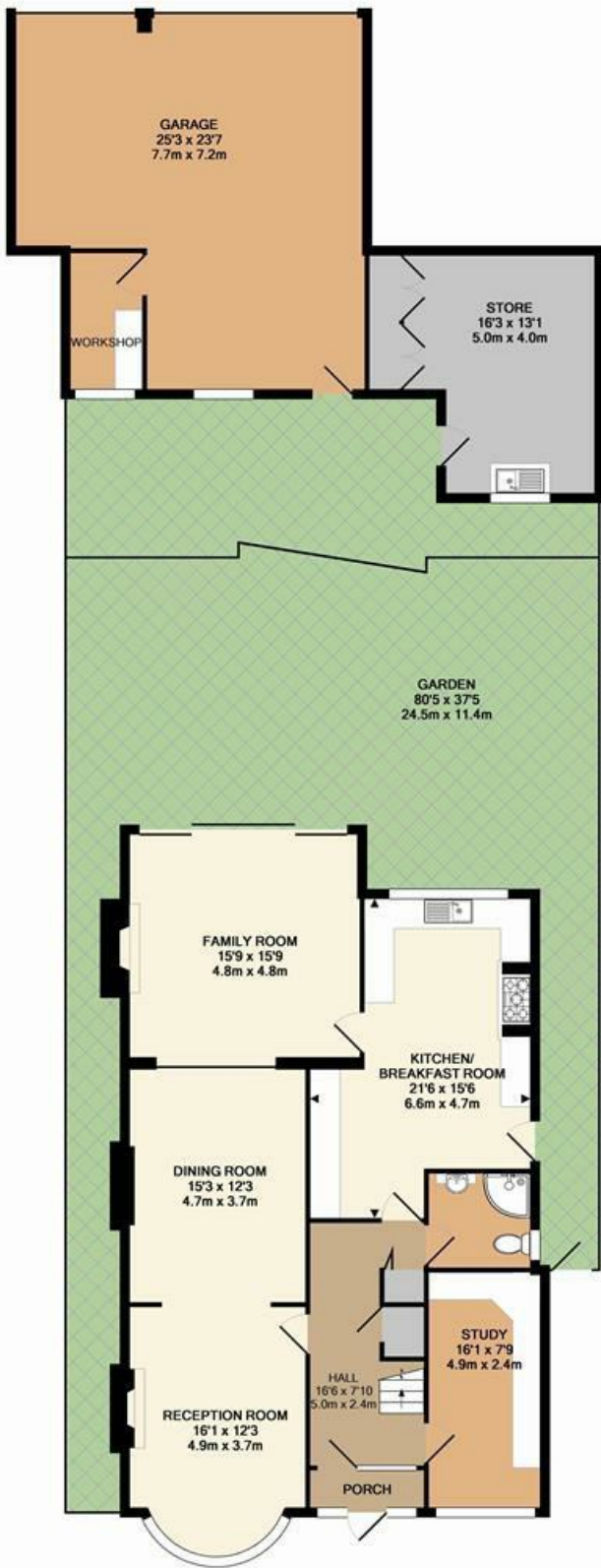


REAR ELEVATION OF PROPERTY & PATIO:

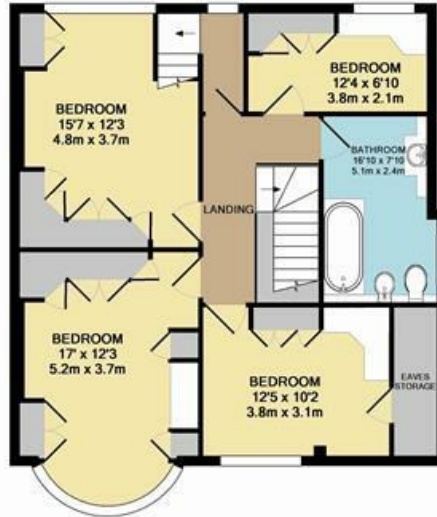


STREET VIEW OF PROPERTY - ALSO SHOWING PAVED OFF S





GROUND FLOOR
APPROX. FLOOR
AREA 2000 SQ. FT.
(185.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 628 SQ. FT.
(57.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 330 SQ. FT.
(30.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 3158 SQ. FT. (293.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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		46	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		41	46
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.