



## **EVELYN ROAD, COCKFOSTERS, EN4**

We are pleased to offer for sale this stunning semi-detached family home in one of Cockfosters' more popular roads. Boasting an amazing family room / kitchen diner at the rear of the house, a separate lounge at the front, plus garage and utility to the ground floor and 4 well-sized bedrooms and a modern bathroom to the first floor, making it the perfect space for a growing family.

The owners have recently obtained permission for the loft to be converted, adding another bedroom & bathroom if needed, plus there is also the option to add a further reception / study by converting the garage too.

The large family room to the rear of the property is bright and spacious offering separate zones for dining or relaxing in front of the tv alongside the well designed solid oak kitchen with it's cloverleaf shaped island. There is even a picturesque booth in the round bay overlooking the landscaped garden.

The rear garden is mainly laid to lawn with a path leading to the brick built gym and bbq area at the rear, making it perfect for outdoor gatherings.

The property is situated in a quiet residential area, conveniently located within the catchment area of excellent local schools catering to all ages and is an easy walk to Cockfosters Tube Station (Piccadilly Line) and Cockfosters parade for the buses, shops, restaurants, Trent Park, and other local amenities.



### **ACCOMMODATION**

\* ENTRANCE HALL \* EXTENDED OPEN PLAN FAMILY ROOM & KITCHEN DINER WITH LUXURY FITTED OAK KITCHEN ADORNED WITH GREY STONE WORKTOPS AND CENTRAL ISLAND \* SEPARATE LOUNGE \* UTILITY ROOM \* DOWNSTAIRS WC \* 4 BEDROOMS \* LARGE BATHROOM WITH SEPARATE SHOWER CUBICLE \* MATURE REAR GARDEN WITH PATIO AREA, BRICK-BUILT GYM & BBQ AREA \* GARAGE & OFF-STREET PARKING FOR 2 CARS \* PLANNING PERMISSION FOR LOFT CONVERSION \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, FEATURE FIREPLACES, OAK FLOORING TO THE LIVING SPACES ON THE GROUND FLOOR \* TILED FLOORING TO THE KITCHEN WITH UNDERFLOOR HEATING \*

**PRICE: £1,075,000 FREEHOLD**



**ENTRANCE HALL 11'11 x 6'6 (3.63m x 1.98m)**

**Bright and welcoming entrance hall, neutrally decorated and solid oak flooring, leading to...**



**FRONT RECEPTION 12'4 x 11'8 (3.76m x 3.56m)**

**Double glazed bay window to front fitted plantation shutters, Radiator beneath, Solid Oak flooring, spotlights, neutrally decorated.**





**KITCHEN / DINING / FAMILY ROOM 25'7 x 24'10 (7.80m x 7.57m)**

**A fantastic open-plan space to the rear of the house, perfect for entertaining. Leading from the Entrance Hall, the Solid Oak flooring & neutral decor continues in the Dining Area & Family Room. Dual colour (Grey inside & Oak outside) Double glazed windows and French Doors facing out to the Garden.**

**The Kitchen is located to the right, exposed brickwork walls, tiled flooring with underfloor heating, well designed luxury oak fitted kitchen with grey stone worktops & integrated appliances and space for american style fridge freezer.**



**DINING AREA**





## KITCHEN



## LOUNGE AREA





### REAR BAY

Set at the rear of the Family Room, there is a semi-circular Double Glazed bay with dome roof facing out to the garden, with a floating fitted bench seat & table.



UTILITY ROOM 7'6 x 3'1 (2.29m x 0.94m)

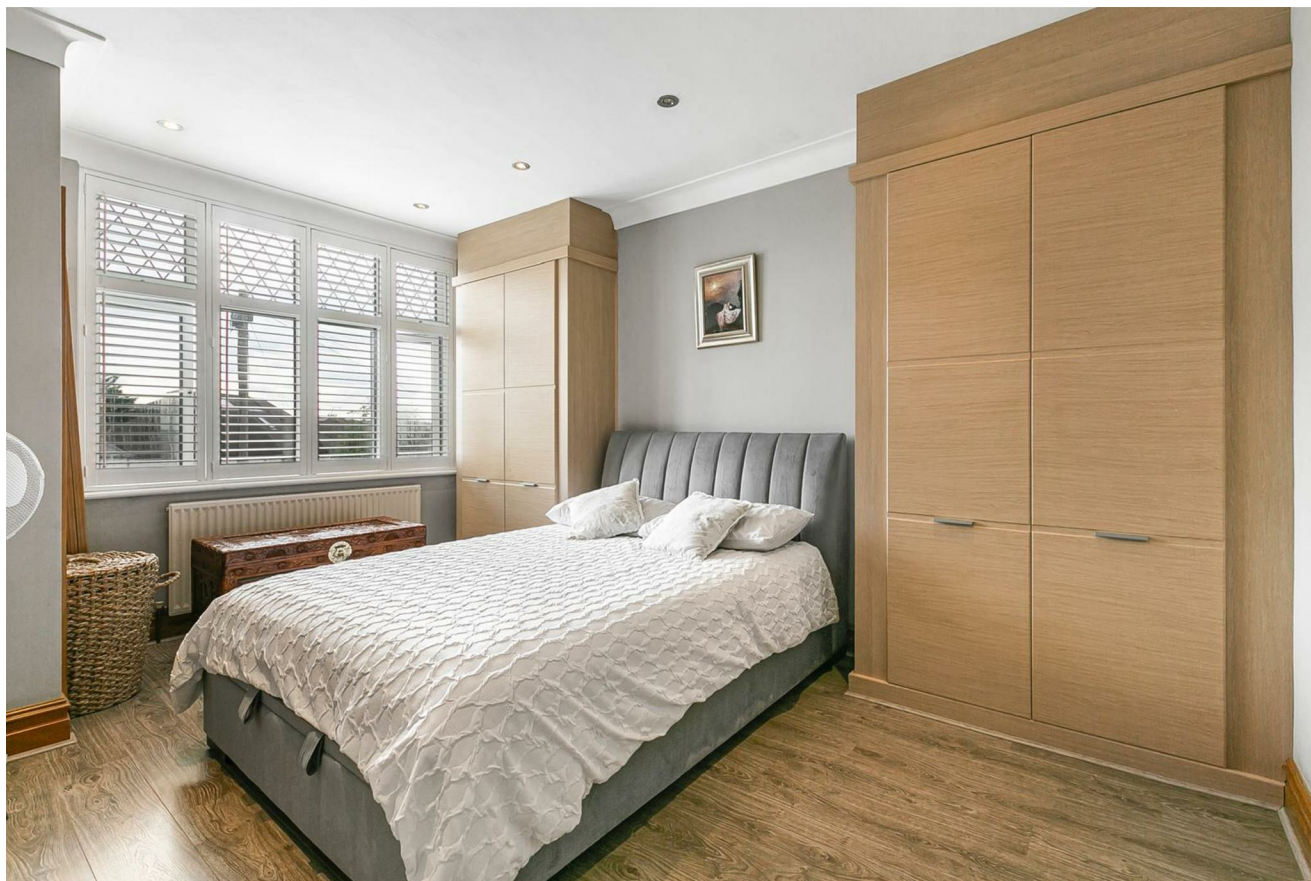
### LANDING





**BEDROOM 1 14'10" x 11'3" (4.52m x 3.43m)**

**Double glazed window to front fitted with plantation shutters, Radiator beneath, oak effect flooring, spotlights, neutrally decorated, Wardrobes fitted to the alcoves.**



**BEDROOM 2 14'4 x 10'0 (4.37m x 3.05m)**

**Double glazed window to rear fitted with plantation shutters, Radiator beneath, oak effect flooring, spotlights, neutrally decorated, Wardrobes fitted to the alcoves.**





**BEDROOM 3 11'0" x 7'11" (3.36m x 2.42m)**

Double glazed window to rear fitted with plantation shutters, Radiator beneath, oak effect flooring, spotlights, neutrally decorated.



**BEDROOM 4 8'5" x 6'11" (2.57m x 2.11m)**

Double glazed L-shaped window to front fitted with plantation shutters, oak effect flooring, spotlights, neutrally decorated.





**BATHROOM 11'1" x 7'1" (3.39m x 2.16m)**

**Double glazed window to front, Fully Tiled walls & floor, Chrome wall-mounted towel radiator, full sized bath, floating hand wash basin with vanity unit beneath, low level WC & large shower cubicle.**



**GARDEN 51'10 x 29'2 (15.80m x 8.89m)**

**Extending approximately 50ft and approximately 29ft wide. Mainly laid to lawn with a path surrounding it, leading to the brick-built gym and patio / BBQ area.**



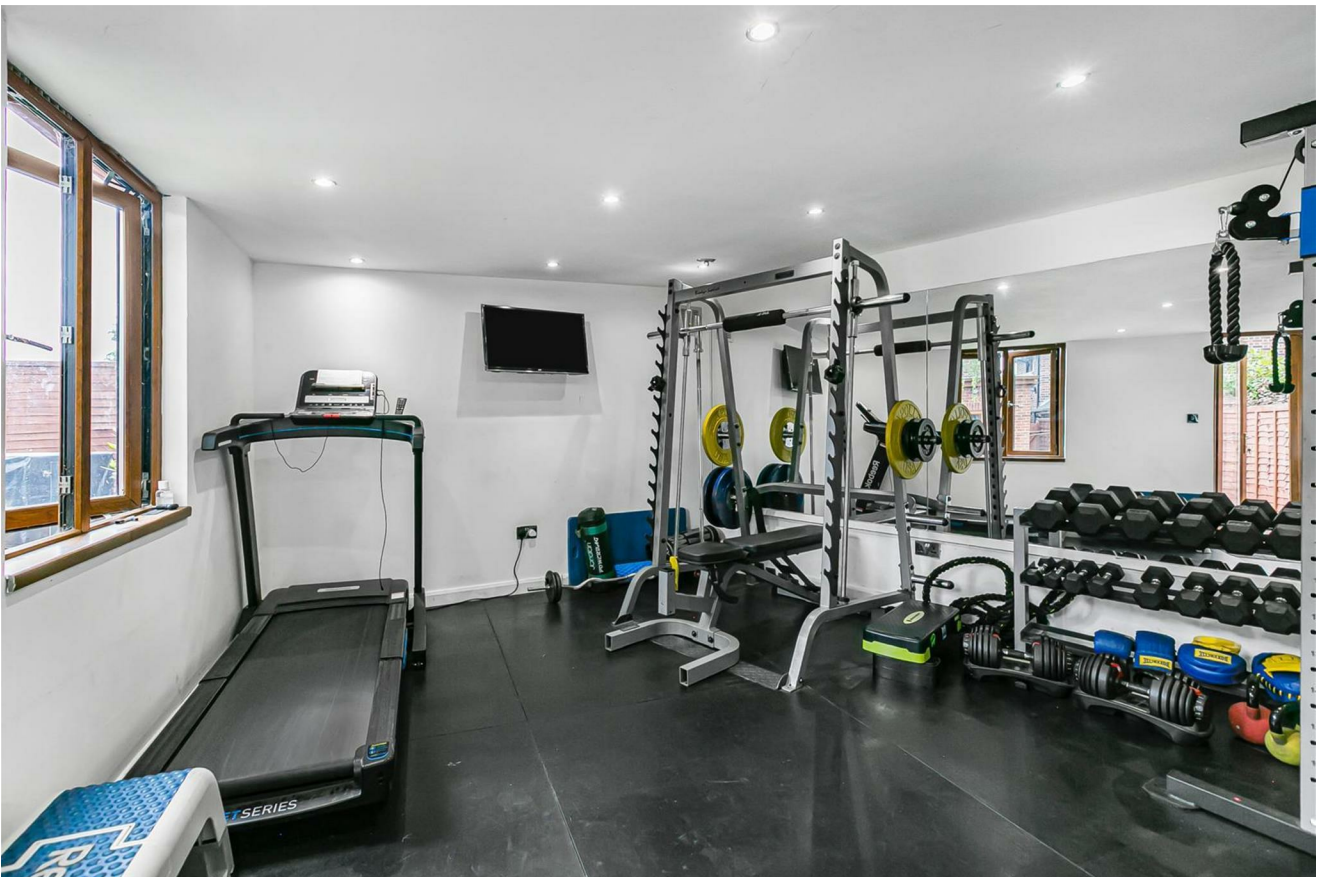


**GARDEN (pic 2)**



**GARDEN GYM 15'5" x 14'3" (4.71m x 4.36m)**

**Brick built gym with double glazed windows facing out to the garden, neutrally decorated, spotlights, rubber matted floor.**





**PROPOSED LOFT CONVERSION 20'1" x 11'10" (6.13m x 3.62m)**  
**Planning approved for Loft Conversion to be added to provide a Master Bedroom with Ensuite.**



① Proposed 3D View 1



② Proposed 3D View 2

**GARAGE 16'8" x 7'5" (5.09m x 2.28m)**  
**Accessed from the front driveway with split opening door.**



## Evelyn Road, Cockfosters EN4

Approximate internal area (including gym): 1862sqft (173sqm)

*All measurements are approximate and are purely for illustrative purposes only.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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	
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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.

