



CHESTNUT GROVE, EAST BARNET/COCKFOSTERS BDRS., EN4

Situated in the Chestnut Grove area of East Barnet, on the Cockfosters Borders is this attractive and substantial fully detached house offers a delightful blend of space and comfort, perfect for family living. With an impressive outlook over a stunning pond, the property boasts a deep frontage that enhances its curb appeal.

Currently configured as a three double bedroom home, this residence was originally designed as a four-bedroom property, allowing for easy adaptation should you wish to expand. The generous through lounge, measuring an impressive 27'11" by 13'3", provides an inviting space for relaxation and entertaining, seamlessly connecting to the rest of the home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs cloakroom and a utility room, adding to the practicality of the layout. The property also features a connecting double garage with its own driveway, ensuring ample parking for several vehicles. The good-sized rear garden offers a private outdoor retreat, perfect for family gatherings or quiet evenings spent enjoying the natural surroundings.

This home is not just a property; it is a lifestyle choice, combining spacious living areas with the tranquillity of its picturesque setting.

In summary, this detached house in East Barnet presents an excellent opportunity for those seeking a comfortable family home with the potential for further enhancement. With its prime location and generous living spaces, it is sure to attract interest from discerning buyers. Easy access to all amenities of Cockfosters and East Barnet, as well as a Picc. Line Tube and BR Station at Oakleigh Park. Also within the catchment of excellent schools. Opportunities like this do not often come up. Viewings highly recommended.

NOTE: THERE IS AN OPTION TO PURCHASE THE POND, THE WALLED GARDEN, AND THE BUILDING PLOT BY SEPARATE NEGOTIATION.



ACCOMMODATION

- * WELCOMING ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * SPACIOUS THROUGH LOUNGE
- * FITTED KITCHEN * 3 DOUBLE BEDROOMS * 2 BATHROOMS - 1 IS EN SUITE * SIZEABLE REAR GARDEN * DOUBLE GARAGE WITH OWN DRIVE - COULD BE CONVERTED - SPP * PAVED OFF STREET PARKING * DEEP FRONTAGE * EXTENSION POTENTIAL - SPP *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LAMINATE FLOORING, AMAZING VIEWS OVER A POND WITH MATURE TREES & SHRUBS *

PRICE: £950,000 FREEHOLD

BEAUTIFUL OUTLOOK OVER THE POND AREA: PIC. 1
The Pond is Surrounded by Paved Paths & Mature Trees & Shrubs.



BEAUTIFUL OUTLOOK OVER THE POND AREA: PIC. 2
Can only be Described as Stunning, Beautiful, Picturesque, Amazing, Unbelievable etc.



ENTRANCE HALL:

Spacious Entrance Hall with Part Glazed Front Door and Side Panels, Access to All Rooms, Including the Double Garage and the Downstairs Cloakroom, Stairs to the First Floor.



THROUGH LOUNGE: SITTING AREA: 27'11 x 13'3 (8.51m x 4.04m)

Double Glazed Georgian Style Bay Window to Front, Laminate Flooring, Wood Burning Stove, Fireplace & Surround, Radiator, Cornicing.



THROUGH LOUNGE: DINING AREA:

Double Glazed French Doors to Patio & Garden, Further Double Glazed Matching Side Panels, Laminate Flooring, Views Over the Pond From an Elevated Position, Radiator, Cornicing, Sliding Door to Fitted Kitchen.



FITTED KITCHEN: 15' x 9'2 (4.57m x 2.79m)

Ample Floor & Full Height Units, Double Bowl Inset Sinks with Mixer Taps, Plumbed for Dishwasher, Double Glazed Georgian Style Windows with a Beautiful Outlook Over the Garden & Pond. Door to a Covered Area.



UTILITY ROOM: 7'3 x 6'4 (2.21m x 1.93m)

FIRST FLOOR LANDING:

Double Glazed Georgian Style Window to Side, Access to All Bedrooms and Family Bathroom, Plus the Loft with a Pull-Down Ladder. Note that the Loft Could be Extended - SPP.



BEDROOM 1: 13'2 x 12'10 (4.01m x 3.91m)

Double Glazed Georgian Style Window to Front, Laminate Flooring, Double Radiator.



EN SUITE SHOWER ROOM:

Large Walk in Shower with Glass Screen, Vanity Unit with Sink and Cupboards Beneath, Mixer Taps, Low Flush WC. Double Glazed Georgian Style Window to Front. Chrome Heated Towel Rail. Mostly Tiled. Vinyl Flooring.



BEDROOM 2: 15'7 x 12'10 (4.75m x 3.91m)

Double Glazed Georgian Style Window to Rear Overlooking Garden and Stunning Views Over the Pond. Double Radiator, Laminate Flooring.



BEDROOM 3: 13'9 x 9'2 (4.19m x 2.79m)

Double Glazed Georgian Style Window to Rear Overlooking Garden and Stunning Views Over the Pond. Double Radiator, Laminate Flooring.



FAMILY BATHROOM:

Large Walk in Shower, Pedestal Wash Hand Basin with Mixer Taps. Low Flush WC., Double Glazed Georgian Style Window to Front. Mostly Tiled, Vinyl Flooring, Chrome Heated Towel Rail.



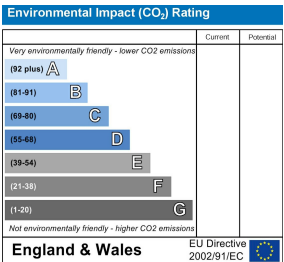
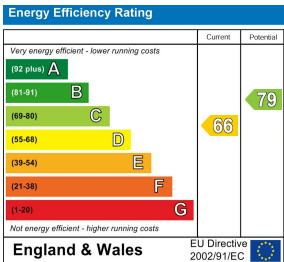
OUTLOOK OVER THE POND FROM BEDROOMS 2 & 3:



DISTANT VIEW OF THE PROPERTY FROM THE POND AREA:



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.