



BEVAN ROAD, COCKFOSTERS, EN4

We are pleased to offer for sale, this delightful 3 bedroom semi-detached house on Bevan Road in the sought-after area of Cockfosters. With three well-proportioned reception rooms, including a separate front living room with oak flooring, this home provides ample space for both relaxation and entertaining.

The heart of the home is the open-plan kitchen, diner, and sitting area, which is bathed in natural light thanks to two skylights at the rear. This contemporary kitchen is an ideal space for family gatherings.

With three bedrooms, a family bathroom, and a beautiful 70ft rear garden, with level access through double glazed bi-fold doors, this home provides ample space for the whole family to enjoy. Added bonuses include paved off-street parking for three cars and a garage, which presents the potential of conversion subject to planning permission.

Situated within walking distance to Cockfosters Tube station and Trent Country Park, this home is ideally located for commuters and those wishing to explore the wider area. This property is a wonderful opportunity for anyone seeking a modern family home in a friendly community.



ACCOMMODATION

* BRIGHT FRONT RECEPTION ROOM * OPEN PLAN KITCHEN/DINING ROOM/SITTING ROOM *
SOLID OAK WOOD FLOORING IN FRONT RECEPTION * TILED FLOORS TO KITCHEN & HALLWAY *
3 BEDROOMS * FAMILY BATHROOM * 70FT REAR GARDEN * OFF STREET PARKING FOR 3
CARS IN FRONT DRIVEWAY * INTEGRAL GARAGE *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £800,000 FREEHOLD

HALLWAY

Neutrally decorated, radiator, carpeted stairs, cornicing, tiled flooring.



FRONT RECEPTION ROOM 12'2" x 9'11" (3.71m x 3.03m)

Bright and spacious with iron fireplace. Cornicing, double glazed bay window with solid oak flooring.



EXTENDED KITCHEN/DINING/FAMILY ROOM 17'0" x 10'8" (5.20m x 3.27m)

Bright, spacious, open plan kitchen diner with sitting area. Two skylights above the kitchen, bringing in lots of light. Tiled flooring.



EXTENDED KITCHEN/DINING/FAMILY ROOM (pic 2)
Different aspect of the open plan space.



ISLAND WITH SEATING/LIVING AREA

Kitchen/living area leading out to the back garden via double glazed bi-fold doors. Level exit to patio area and garden.



KITCHEN AREA

Central island with quartz worktops and base units beneath, with ample wall & base units to two walls with sink with mixer taps & integrated appliances, double glazed window with a view of the garden. Spotlights with a feature light fitting over the island.



DINING AREA:

Large, open dining area with pendant lighting above. Spotlights with chrome switches and plug sockets.



UTILITY ROOM: 22'2" x 5'10" (6.77m x 1.79m)

Fitted with wall & base units providing ample storage and plumbed for washing machine & tumble-dryer. Double-glazed door & window to garden.



DOWNSTAIRS CLOAKROOM:

Partially tiled with low flush WC and wash handbasin with mixer tap. Chrome towel rail and storage units.



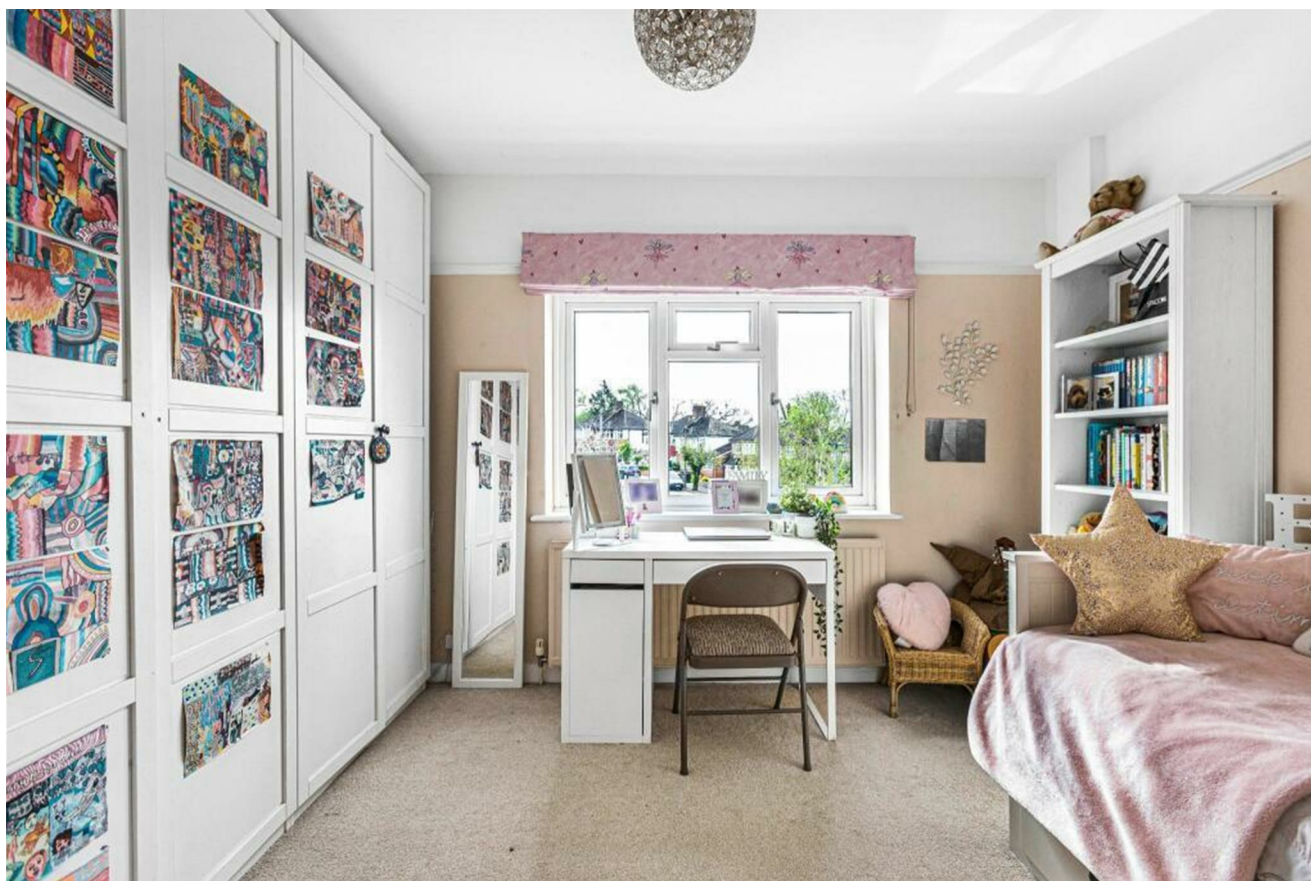
BEDROOM 1 11'11" x 11'5" (3.63m x 3.48m)

Double glazed bay window with radiator beneath. Cornicing. Fitted wardrobes. Carpeted.



BEDROOM 2: 11'1" x 10'0" (3.38m x 3.07m)

Double glazed window with view of the garden, radiator beneath. Carpeted, cornicing. Fitted wardrobes.



BEDROOM 3: 8'4" x 6'8" (2.56m x 2.04m)

Double glazed window, cornicing with carpeted floors.



BATHROOM

Fully tiled with modern three piece suite. Low flush WC, large wash handbasin with vanity unit below and mixer tap. Chrome heated towel rail. Full sized bath with glass shower door, shower and mixer taps.



REAR GARDEN

Approx. 70ft rear garden, partly paved, mainly laid to lawn with mature shrubs. Shed at the back.



REAR GARDEN (pic 2)
Partially paved, mainly laid to lawn with mature shrubs. Shed at the back.



REAR ELEVATION:

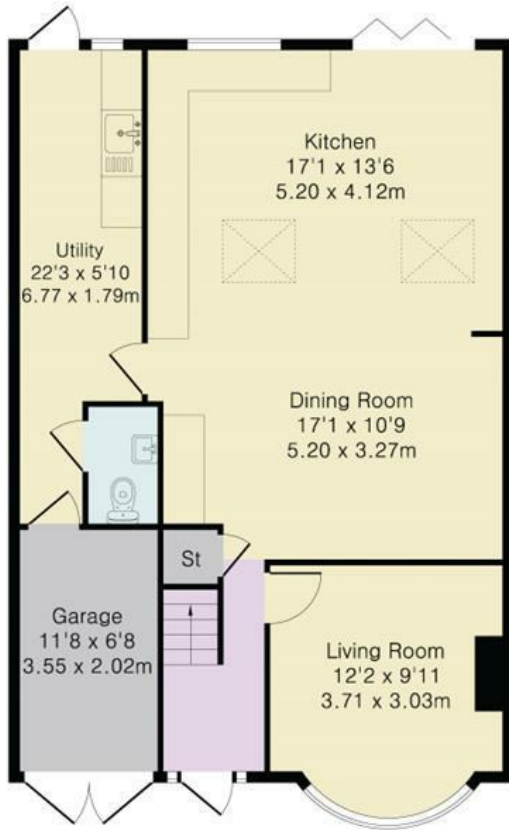


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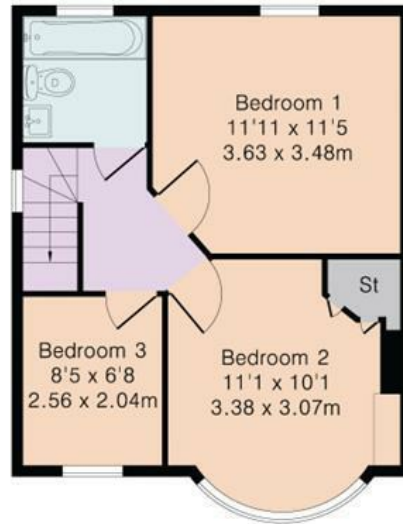
Approximate Gross Internal Area 1223 sq ft – 114 sq m

Ground Floor Area 818 sq ft – 76 sq m

First Floor Area 405 sq ft – 38 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Michael Wright Estate Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(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 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	
(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.

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