



PENDALL CLOSE, COCKFOSTERS, EN4

A GREAT OPPORTUNITY TO BUY THIS RECENTLY REFURBISHED, FREEHOLD 1 BEDROOM HOUSE, located in Pendall Close, in Cockfosters, Barnet, close to the local schools, shops and travel amenities of New Barnet & Cockfosters.

The property has it's own front door leading in from the porch into the 15ft reception room. There is a separate, well-fitted kitchen behind, and stairs up to the first floor where you'll find a large 15ft bedroom with fitted wardrobes and a beautifully presented shower room.

This house is offered in excellent condition and benefits from allocated off-street parking, good-sized rooms having been recently renovated with new kitchen, shower room, heating system and double-glazing plus a recently acquired freehold. Ideal for those looking for a 1 bedroom flat, with the benefits of a house.



ACCOMMODATION

* FREEHOLD 1 BEDROOM 2-STOREY HOUSE * ENTRANCE PORCH * BRIGHT & SPACIOUS RECEPTION OVERLOOKING COMMUNAL GARDENS * 1 DOUBLE BEDROOM * WELL FITTED KITCHEN/DINER WITH AMPLE STORAGE & OAK WORKTOPS * ELECTRIC CENTRAL HEATING SYSTEM * FULLY TILED SHOWER ROOM * ALLOCATED OFF-STREET PARKING * WALKING DISTANCE NEW BARNET & COCKFOSTERS TRAVEL & SHOPPING AMENITIES *
* SERVICES: CENTRAL HEATING * FEATURES: DOUBLE GLAZING * OFF-STREET PARKING *

PRICE: £385,000 FREEHOLD

ENTRANCE PORCH

With UPVC multi-point locking door leading into the entrance porch with storage, shelving & space for tumble dryer.

RECEPTION ROOM 15'2 x 10'4 (4.62m x 3.15m)

Double glazed window to the front with radiator beneath. Laminate Flooring. Chrome switches and sockets.



RECEPTION ROOM (pic 2)

Bright and spacious, overlooking communal gardens



KITCHEN 15'2 x 5'1 (4.62m x 1.55m)

Double-glazed window to side, Gloss white handleless wall and base units with solid oak worktops, stainless steel single drainer sink with mixer tap. Built-in appliances including electric hob with extractor above, oven & microwave plus plumbing for dishwasher and washing machine.



KITCHEN (pic 2)



BEDROOM 15'2 x 9'5 (4.62m x 2.87m)

Double-glazed window to front with radiator beneath. large bedroom with built in wardrobes to one wall, laminate flooring.



BEDROOM (pic 2)

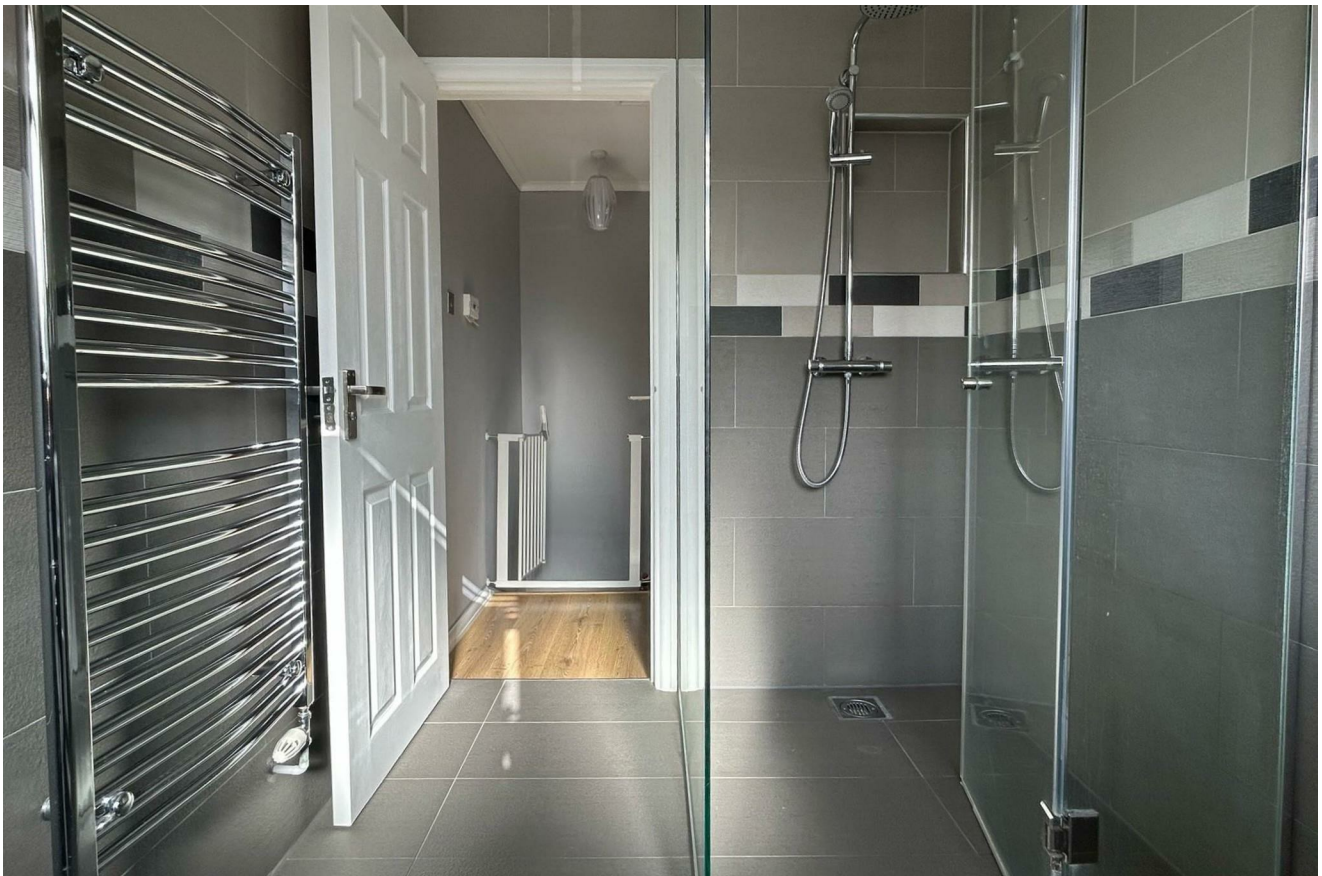


SHOWER ROOM 8'6 x 6'1 (2.59m x 1.85m)

A fully tiled shower room with walk in shower, low flush WC, wash basin with mixer tap, vanity unit and mirrored cupboard above. Chrome heated towel rail and frosted double glazed window.



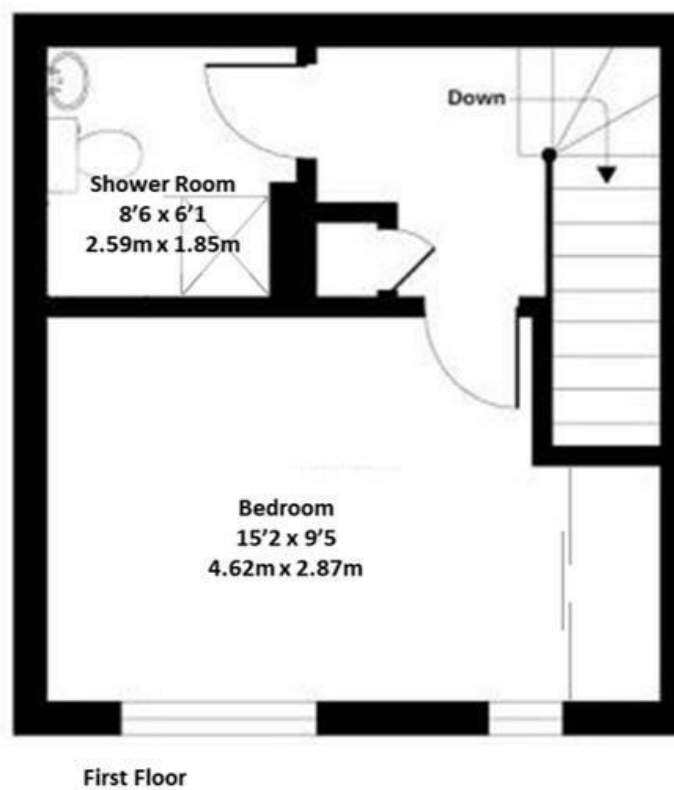
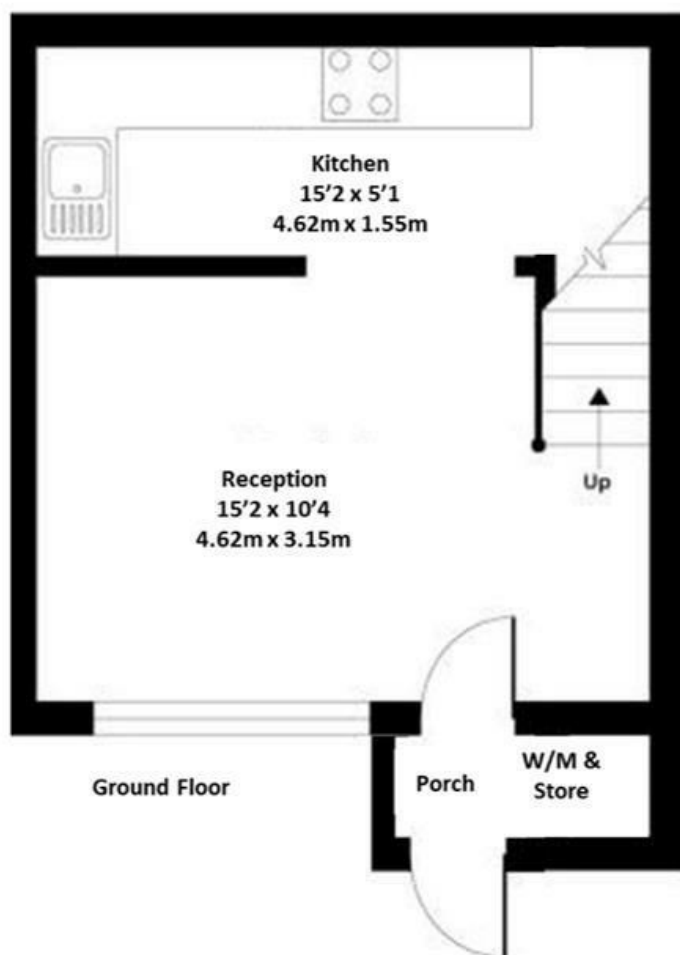
SHOWER ROOM (pic 2)



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Approximate internal area: 485sqft (45.1sqm)

All measurements are approximate and are for illustrative purposes only.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	89
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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