



## LEYS GARDENS, COCKFOSTERS, EN4

Located in the sought-after location of Leys Gardens in Cockfosters, this fully detached property boasts three/four spacious double bedrooms, (which includes a versatile ground floor home office or fourth bedroom), and offers ample space for a growing family and entertaining. There is space to either extend the Home Office to add an en-suite bathroom, if using as a fourth bedroom. The loft is still intact should one wish to convert it- SPP.

There is an elegant reception-style entrance hallway, leading to a formal dining room and a light and spacious sitting room, with french doors leading to the beautiful garden. There is a well fitted light and spacious kitchen/diner, with access onto the side passageway.

One of the standout features of this property are the beautiful front and rear gardens.

Conveniently located close to all local amenities, including the Piccadilly Line tube station, buses, shops, and local primary & secondary schools, this property offers the perfect blend of comfort and accessibility.



### ACCOMMODATION

\* BRIGHT & WELCOMING ENTRANCE HALL \* GUEST CLOAKROOM \* FRONT RECEPTION ROOM \* REAR RECEPTION ROOM \* STUDY/POSS. BEDROOM 4 \* FITTED KITCHEN/DINER \* 3 LARGE DOUBLE BEDROOMS \* MODERN BATHROOM/SEP. WC \* 75' REAR GARDEN \* OFF STREET PARKING TO FRONT \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, HIGH CEILINGS \* ORIGINAL FEATURES \*

**PRICE: £1,249,000 FREEHOLD**



**ENTRANCE PORCH**  
**Doors into Reception 3/Study and the Entrance Hall.**



**'L' -SHAPED ENTRANCE HALL 14'11" x 10'3" at widest points (4.55m x 3.14m at widest points)**  
**Carpeted and neutrally decorated with original coving and dado rails, spotlights. Doors to the front & rear receptions, the kitchen & downstairs cloakroom & stairs to the first floor.**





**'L' SHAPED ENTRANCE HALL (pic 2)**  
**Also Showing Entrance Porch and Inner Doors.**



**DOWNSTAIRS WC**

**With a double glazed window to the side, fully tiled floor & walls, floor mounted WC with concealed cistern, wall-mounted basin with mixer tap and chrome towel radiator.**





**FRONT RECEPTION ROOM 17'0" x 12'6" (5.20m x 3.83m)**

**Carpeted and neutrally decorated with its Round 7 piece double glazed bay window, original coving and dado rails, spotlights.**



**FRONT RECEPTION (pic 2)**





**REAR RECEPTION ROOM 15'5" x 11'11" (4.70m x 3.64m)**

**Glazed Double doors from the hallway into the rear reception, carpeted & neutrally decorated with uplighters on the walls & coving to the ceiling, 2 leaded arched windows to the side and 2 sets of glazed French doors out to the paved patio.**



**REAR RECEPTION ROOM (pic 2)  
Different aspect.**





**FITTED KITCHEN/DINER 13'9" x 9'2" (4.21m x 2.81m)**

The kitchen is fitted with white shaker style wall and base units, wooden worktops, stainless steel single drainer sink and tiled splashbacks, with a gas hob, integrated eye-level oven & microwave, integrated dishwasher and concealed washing machine. Tiled floor. Double glazed window to the rear and door to the side out to the garden.



**FITTED KITCHEN/DINER (pic 2)**





**RECEPTION ROOM 3/STUDY/POSS. BEDROOM 4 14'6" x7'10" (4.44m x2.40m)**

Accessed from the porch & what used to be the garage has been converted into a study with double glazed window to the front & door to the rear with Oak flooring & spotlights. An ideal extra room for either professional use or as a ground floor fourth bedroom, with room to extend to the rear to add an en-suite bathroom.



**FIRST FLOOR LANDING 13'6" x 10'4" at widest points (4.11m x 3.15m at widest points)**

Stained glass window to the side on the half-landing, carpeted, with dark wood bannister. Doors leading to the bedrooms and bathroom.





**BEDROOM 1 17'0" x 12'0" (5.20m x 3.67m)**

**With its Round 7 piece double glazed bay window to the front, fitted wardrobes to one wall and over-bed fitted wardrobes with bedside tables to the other, carpets & spotlights.**



**BEDROOM 2 15'8" x 11'11" (4.78m x 3.64m)**

**Double glazed window to the rear with radiator under, oak effect laminate flooring and oak fitted wardrobes to one wall.**





**BEDROOM 3 16'2" x 10'4" (4.94m x 3.17m)**

**Extended to the side over the garage with 2 large double glazed windows to the front with radiator beneath, carpeted and spotlights. Wardrobes fitted to one wall.**



**LUXURY BATHROOM/SEP. WC: 9'1" x 5'10" (2.78m x 1.78m)**

**Fully tiled walls & floor with full-sized bath with thermostatic mixer tap & shower attachment, large shower cubicle with thermostatic shower valve, overhead rainfall shower head & handheld shower and a vanity unit with inset basin. Double glazed window to rear, extractor and spotlights. Separate WC.**





**REAR GARDEN: 75' (22.86m)**

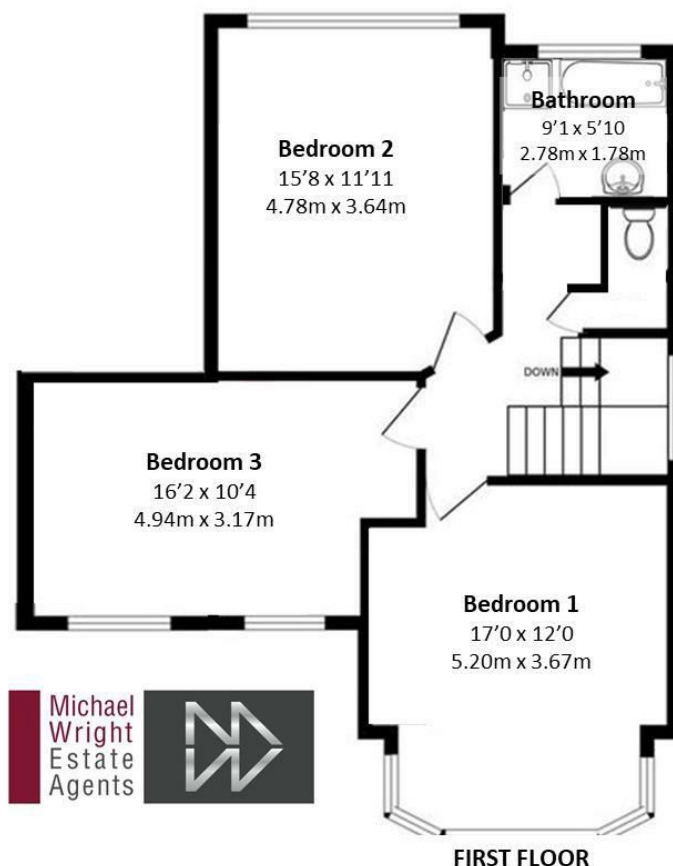
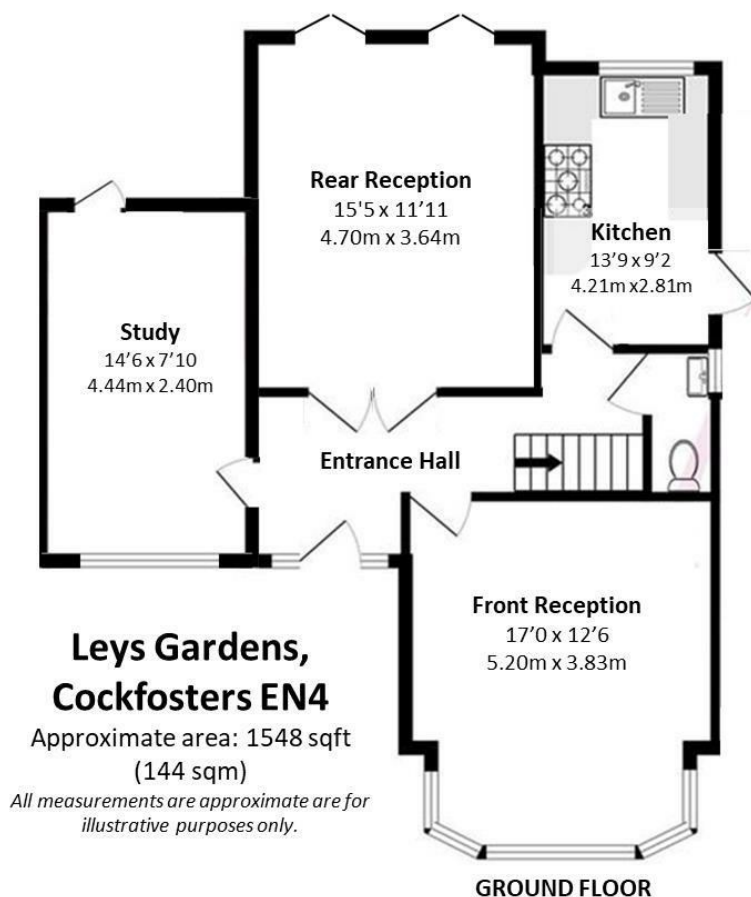
The rear garden is approximately 75ft long with a paved patio leading onto the beautifully manicured lawn, surrounded by impeccable planted borders full of mature plants, shrubs & trees.



**REAR ELEVATION & GARDEN:**







Michael  
Wright  
Estate  
Agents



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>80</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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	
(92 plus) <b>A</b>	<b>80</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.

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