



EAST CLOSE, COCKFOSTERS, EN4

A BRIGHT AND SPACIOUS, DOUBLE-FRONTED, 2 DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH LIVING ROOM, SEPARATE KITCHEN, BATHROOM and IT'S OWN SHARE OF GARDEN (TBC).

This Property is Situated on the corner of East Close and Westpole Avenue, but is Set Back and with a Leafy Outlook. It is conveniently situated for Cockfosters Tube Station (Picc. Line) and Cockfosters Parade with it's Buses, Shops, Restaurants and Coffee Shops. It also perfectly located for the local Schools of the area, suitable for All Ages. It is ideal for a First Time Buyer, Young Family, Downsizer or Investor. In Need of Updating. Offered Chain Free with a BRAND NEW 125 YEAR LEASE and Low Outgoings.



ACCOMMODATION

* ENTRANCE HALL * LIVING ROOM WITH BAY WINDOW * SEPARATE KITCHEN * 2 DOUBLE BEDROOM * BATHROOM * OWN SHARE OF GARDEN * POTENTIAL FOR LOFT CONVERSION (STPP) * EXCELLENT COCKFOSTERS LOCATION * CATCHMENT FOR LOCAL SCHOOLS *
* SERVICES: ECONOMY 7 STORAGE HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £375,000 LEASEHOLD OFFERS IN EXCESS OF

ENTRANCE

Own entrance at the side of the property with double glazed front door and stairs upto the first floor.

LANDING

A bright and spacious first floor landing with light coming in from the front, side & rear. Doors leading to bedrooms, living room, kitchen & bathroom. Storage Heater. Storage cupboard housing new fuse board.



LIVING ROOM 13'6" x 10'9" (4.14m x 3.28m)

Double Glazed Window to rear. Laminate flooring, Storage heater.



KITCHEN 11'5" x 7'10" (3.48m x 2.41m)
Dual aspect with double glazed windows to the side and the rear.



BEDROOM 1 13'5" x 10'9" (4.11m x 3.28m)
Double glazed window to front, laminate flooring.



BEDROOM 2 11'8" x 9'0" (3.58m x 2.75m)

Dual aspect, double glazed windows to side and front with an additional portal window to the front, laminate floors, storage heater.



BATHROOM 6'10" x 5'5" (2.09m x 1.66m)

Double glazed window to side, partly tiled walls and fitted with white suite including, bath, pedestal basin and WC



GARDEN

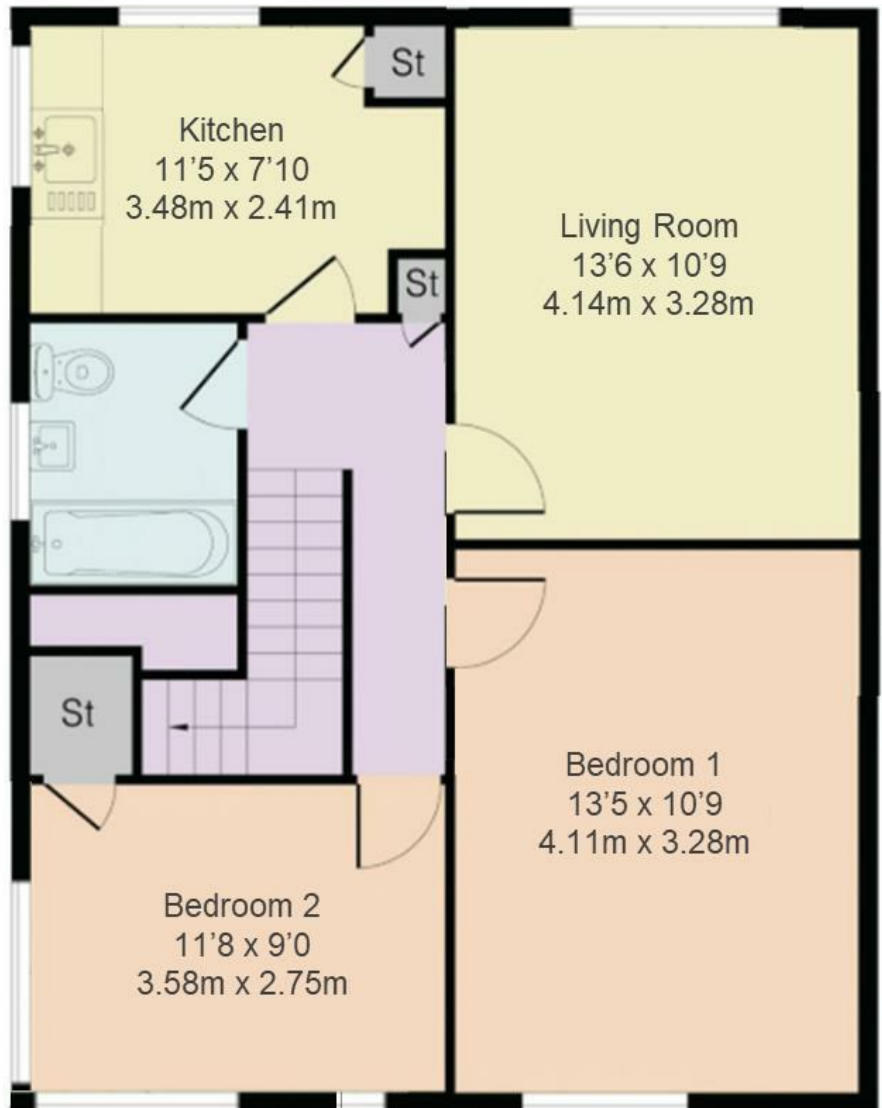
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Approximate internal area:
673sqft (63sqm)

All measurements are approximate and are for illustrative purposes only.



Garden



First Floor



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			
England & Wales		62	72
		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.