



NORTHFIELD ROAD, COCKFOSTERS, EN4

Offering for sale this well presented, 4 bedroom semi-detached family home in a quiet Cockfosters location. Upon entering, you are greeted by a bright and welcoming entrance hall leading to the spacious lounge/dining area. Through the doorway into well laid out modern handleless kitchen with ample base and wall units with integrated appliances and leading to the utility area.

To the first floor, there are three bedrooms, two good sized doubles and a third which could be used as a study or single bedroom. The main bathroom is beautifully presented, offering a relaxing sanctuary after a long day. The loft has been converted to create a master bedroom which includes fitted wardrobes and a stunning view of Ludgrove Playing Fields. There is also a well fitted, fully tiled en-suite.

The garden is beautiful presented and well maintained garden, has two paved patio areas, a manicured lawn and log cabin/shed to the rear. This home also has off street parking and is located close to excellent schools and the amenities of Cockfosters Road, including local bus routes, Cockfosters Station (Picc. Line) and the stunning Trent Park. Viewings by appointment only and are highly recommended.



ACCOMMODATION

- * EXTENDED 4 BEDROOM, SEMI DETACHED HOUSE * BRIGHT FRONT LOUNGE/DINING ROOM *
- LAMINATE FLOORING IN FRONT RECEPTION * EXTENDED KITCHEN * TILED FLOORS TO
- KITCHEN & HALLWAY * 4 BEDROOMS, 1 WITH EN SUITE * FAMILY BATHROOM * IMMACULATE
- FRONT & REAR GARDENS * OFF STREET PARKING IN FRONT DRIVEWAY *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £800,000 FREEHOLD OFFERS IN EXCESS OF

ENTRANCE HALL

Bright entrance hall with frosted, double glazed window to side aspect. Tiled flooring, understairs storage cupboard and door leading to the lounge/dining room.



LOUNGE/DINING ROOM 25'11" x 14'3" (7.9 x 4.35)

Spacious and bright through lounge with laminate flooring, coving to the ceiling and spotlights. Double glazed window to the front aspect, radiator with cover.



LOUNGE/DINING ROOM PIC 2:



LOUNGE AREA

Double glazed bay window to front aspect, letting in lots of natural light. Modern, electric fire, laminate flooring and coving to the ceiling.



DINING AREA:

Internal bi-fold doors leading to the kitchen, laminate flooring, spotlights, coving to the ceiling. Storage cupboard.



KITCHEN 17'7" x 15'4" (5.36 x 4.68)

Extended modern high gloss, handleless kitchen with ample wall and base units, with under cupboard spotlights. Built-in Bosch double oven, matte black chimney hood, white 1.5 bowl ceramic sink with mixer taps. Slate effect tiled floor, granite effect laminate work tops, tiled splashback with mirrored splashback behind the hob. Chrome switches. Double glazed window to rear aspect. Patio door leading to the well maintained garden. Spotlights and coving to the ceiling.



KITCHEN PIC2:



KITCHEN PIC3:



UTILITY AREA; KITCHEN

Slate effect tiled floor, spotlights, boiler and plumbed for washing machine. Double glazed window to side aspect. Coving to the ceiling.



LANDING

Carpeted, with stairs leading up to bedroom 1 and en-suite. Access to bedrooms 2, 3, 4 and main bathroom.



BEDROOM 1 17'9" x 11'1" (5.41m x 3.38m)

A bright and spacious main bedroom with laminate flooring and a double glazed window to the rear aspect, with stunning views over Ludgrove playing fields. Double radiator and fitted wardrobes, providing ample storage. Door leading to en-suite shower room.



BEDROOM 1 PIC 2:



EN-SUITE

Fully tiled shower en-suite with quadrant shower enclosure, low flush WC, wall hung wash hand basin with mixer tap. Double glazed frosted window and spotlights.



BEDROOM 2 15'4" x 10'8" (4.68 x 3.26)

Carpeted, with doubled glazed bay window to front aspect. Full sized fitted wardrobes along one wall.



BEDROOM 3 10'11" x 10'8" (3.33m x 3.25m)

A good sized third bedroom with laminate flooring, a double glazed window to rear aspect, fitted wardrobes and coving to the ceiling.



BEDROOM 4 8'2" x 7'7" (2.49m x 2.31m)

Carpeted, with fitted, wooden wardrobes and double glazed window to front aspect, radiator beneath.



BATHROOM

A well kept, fully tiled bathroom with white three piece suite, comprising of a full sized b-shaped bath with shower and glass shower door, low flush WC and wash hand basin with mixer taps and vanity unit. Tiled flooring and partially tiled walls. Two double glazed frosted windows letting in lots of natural light.



GARDEN

A beautifully kept garden backing on to Ludgrove playing fields. Large paved patio area leading to the manicured lawn and log cabin. Well kept hedges and flower beds and a second paved patio at the rear of the garden.



GARDEN & VIEW OF LUDGROVE FIELDS



REAR ELEVATION



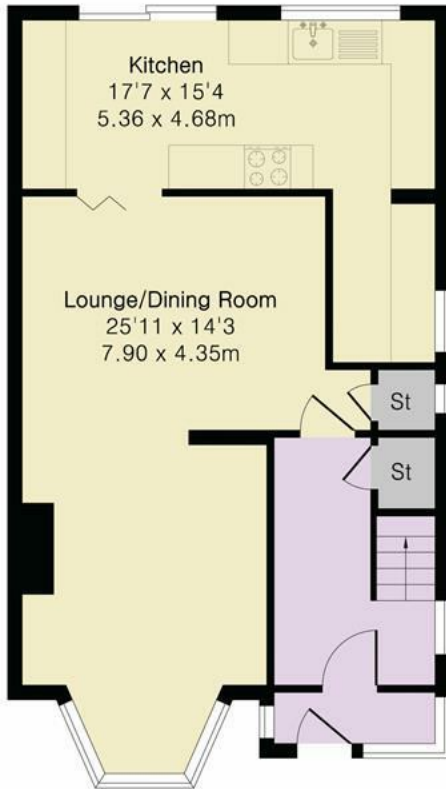
Approximate Gross Internal Area 1365 sq ft - 127 sq m

Ground Floor Area 593 sq ft – 55 sq m

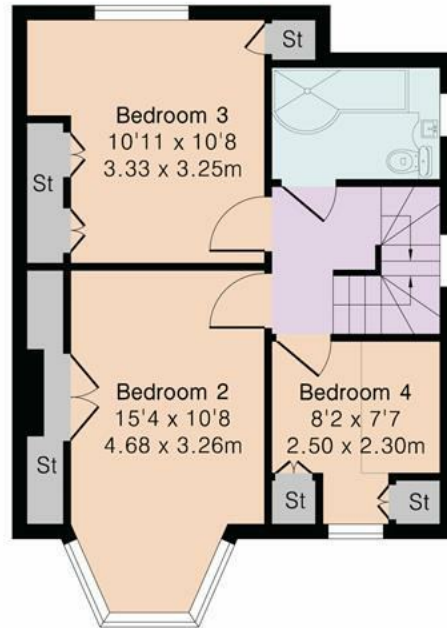
First Floor Area 429 sq ft – 40 sq m

Second Floor Area 285 sq ft – 27 sq m

Outbuilding Area 58 sq ft – 5 sq m



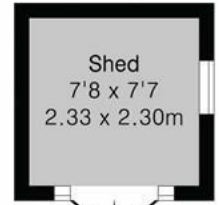
Ground Floor



First Floor



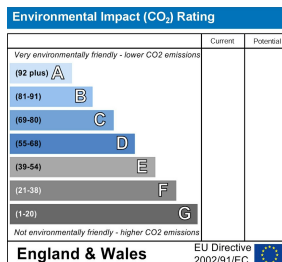
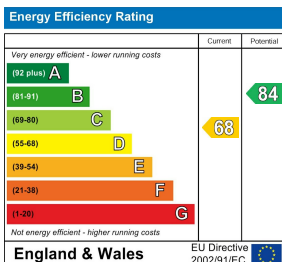
Second Floor



Outbuilding



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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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