



HEDDON COURT AVENUE, COCKFOSTERS, EN4

AN OPPORTUNITY TO PURCHASE A 3 DOUBLE BEDROOM, DOUBLE GLAZED 'SIR FRANCIS WALKER' SEMI-DETACHED HOUSE WITH THE BENEFIT OF A CONVERTED INTEGRAL GARAGE (OWN DRIVE) & WITH SCOPE FOR IMPROVEMENT & EXTENSIONS - SUBJECT TO THE USUAL CONSENTS.

The Property has a 33FT THROUGH LOUNGE, TV ROOM, FITTED KITCHEN/BREAKFAST ROOM, GLAZED ENTRANCE PORCH, BRIGHT & INVITING ENTRANCE HALL & DOWNSTAIRS CLOAKROOM, AS WELL AS A LARGE UPSTAIRS BATHROOM. The rear garden is of a good size, has a sunny aspect and is well established & maintained. There is OFF STREET PARKING TO THE FRONT FOR 3-4 CARS. Whilst the interior is in need of some updating, this property has been well maintained and is well presented, having double glazing and gas central heating. The gardens are well presented, and the property is set back in a slightly elevated position.

Situated immediately off Cockfosters Road, close to many shops, supermarkets, restaurants, buses, Cockfosters Tube Station and other local amenities, including a doctor's surgery. Also in the catchment for good local schools for all ages.

Viewings by appointment only, and highly recommended.



ACCOMMODATION

* GLAZED ARCHED ENTRANCE PORCH * ENTRANCE HALL * 33FT THROUGH LOUNGE WITH FIREPLACE * KITCHEN/BREAKFAST ROOM * TV ROOM * 3 DOUBLE BEDROOMS * LARGE FULLY TILED BATHROOM * LARGE REAR GARDEN * PAVED OFF STREET PARKING FOR 3/4 CARS * DOWNSTAIRS CLOAKROOM * EXCELLENT COCKFOSTERS LOCATION * LOTS OF SCOPE & POTENTIAL - STPP *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £975,000 FREEHOLD

ENTRANCE HALL

A bright and spacious entrance hall with oak flooring and carpeted stairs leading to the first floor. Covered radiator and pendant lighting. Access to TV room, lounge/dining room, kitchen and downstairs cloakroom.



ENTRANCE HALL (pic 2)



THROUGH LOUNGE/DINING ROOM 33'2" x 12'2" (10.11 x 3.71)

A bright and spacious lounge/dining area with original features, including fireplace and ceiling roses. Carpeted, with double glazed georgian style bay window to front aspect and patio doors leading out to the well kept rear garden. Coving to the ceiling and large radiator beneath the bay.



LOUNGE AREA



DINING AREA



TV ROOM 16'2" x 7'10" (4.95 x 2.40)

A second living space. Carpeted, with double glazed Georgian style windows to the side and front aspects and coving to the ceiling. Radiator, and double door leading out to the entrance hall.



KITCHEN/BREAKFAST ROOM 15'7" x 9'11" (4.75m x 3.02m)

Fully fitted kitchen/breakfast room with double glazed window overlooking the rear garden, and patio doors accessing the rear garden. Wall and base units, gas hob, double oven, plumbed for dishwasher and space for fridge freezer. Access hatch from dining area into the through lounge. Tiled flooring and spotlights.



KITCHEN



DOWNSTAIRS WC
Fully tiled, with low flush WC and pedestal wash hand basin.



FIRST FLOOR LANDING
A bright, airy first floor landing with double glazed window to side aspect. Access to all bedrooms and family bathroom.



BEDROOM 1 17'0" x 12'2" (5.2 x 3.71)

A large main bedroom. Carpeted, with full height fitted wardrobes along one wall and fitted over bed wardrobes on the other. Double glazed, Georgian style round bay window to front aspect with curved radiator beneath. Pendant lighting with original ceiling rose detail.



BEDROOM 2 15'7" x 12'2" (4.76 x 3.71)

A neutrally decorated, bright, well sized second bedroom. Carpeted with full sized fitted wardrobes along one wall, coving to the ceiling. Double glazed, window to rear aspect, with radiator beneath.



BEDROOM 3 12'11" x 10'0" (3.95 x 3.05)

Carpeted, with double glazed Georgian style window to front aspect and access to eaves storage.



BATHROOM

Large, fully tiled 5 piece family bathroom comprising of full sized paneled bath, separate shower cubicle, wash hand basin with mixer tap, vanity unit beneath, and mirrored cabinet above. Low flush WC and bidet. Useful storage/airing cupboard. Frosted, double glazed window for ventilation and letting in natural light.



RAISED BALCONY

Raised balcony with direct access from both the lounge and kitchen, leading to the rest of the garden below, accessed via stairs.



REAR GARDEN

A well kept, mature garden with paved patio and mainly laid to lawn.



REAR ELEVATION



PANORAMIC VIEWS



Approximate Gross Internal Area 2016 sq ft - 187 sq m

Lower Ground Floor Area 468 sq ft – 43 sq m

Ground Floor Area 871 sq ft – 81 sq m

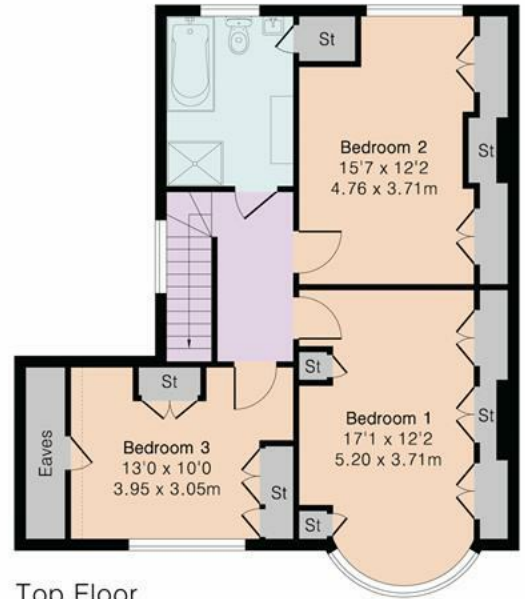
Top Floor Area 677 sq ft – 63 sq m



Lower Ground Floor



Ground Floor



Top 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.



| 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 | | |
| | 55 | 76 |
| 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.