



FAIRGREEN, HADLEY WOOD, EN4

AN OPPORTUNITY TO PURCHASE THIS LARGER THAN AVERAGE, BRIGHT & SPACIOUS, 2 DOUBLE BEDROOM, 2 BATHROOM, PURPOSE BUILT FIRST FLOOR FLAT, IN THIS POPULAR LOCATION AT THE START OF HADLEY WOOD. OFFERED WITH OFF STREET PARKING, GARAGE-EN-BLOC, LONG LEASE & WITH A SHARE OF FREEHOLD. There is a spacious 18FT reception room with designer radiators, a well-fitted kitchen, 2 double bedrooms and one with an ensuite. Attractive outlook over the well maintained communal gardens. Offered chain free.

Situated in a quiet tree-lined turning off Cockfosters Road and within a level walk of buses, Cockfosters Tube Station (picc line), shops, restaurants, Trent Park & good local schools catering for all ages.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL FOR JUST 6 FLATS * OWN ENTRANCE HALL * SPACIOUS RECEPTION ROOM * FITTED KITCHEN * SHOWER ROOM, SEP. ENSUITE * GENERAL OFF STREET PARKING * GARAGE-EN-BLOC * SURROUNDED BY IMMACULATE COMMUNAL GARDENS * SHARE OF FREEHOLD * CONVENIENT LOCATION * ATTRACTIVE OUTLOOK *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LOW MAINTENANCE CHARGES *

PRICE: £549,950 LEASEHOLD - SHARE OF FREEHOLD

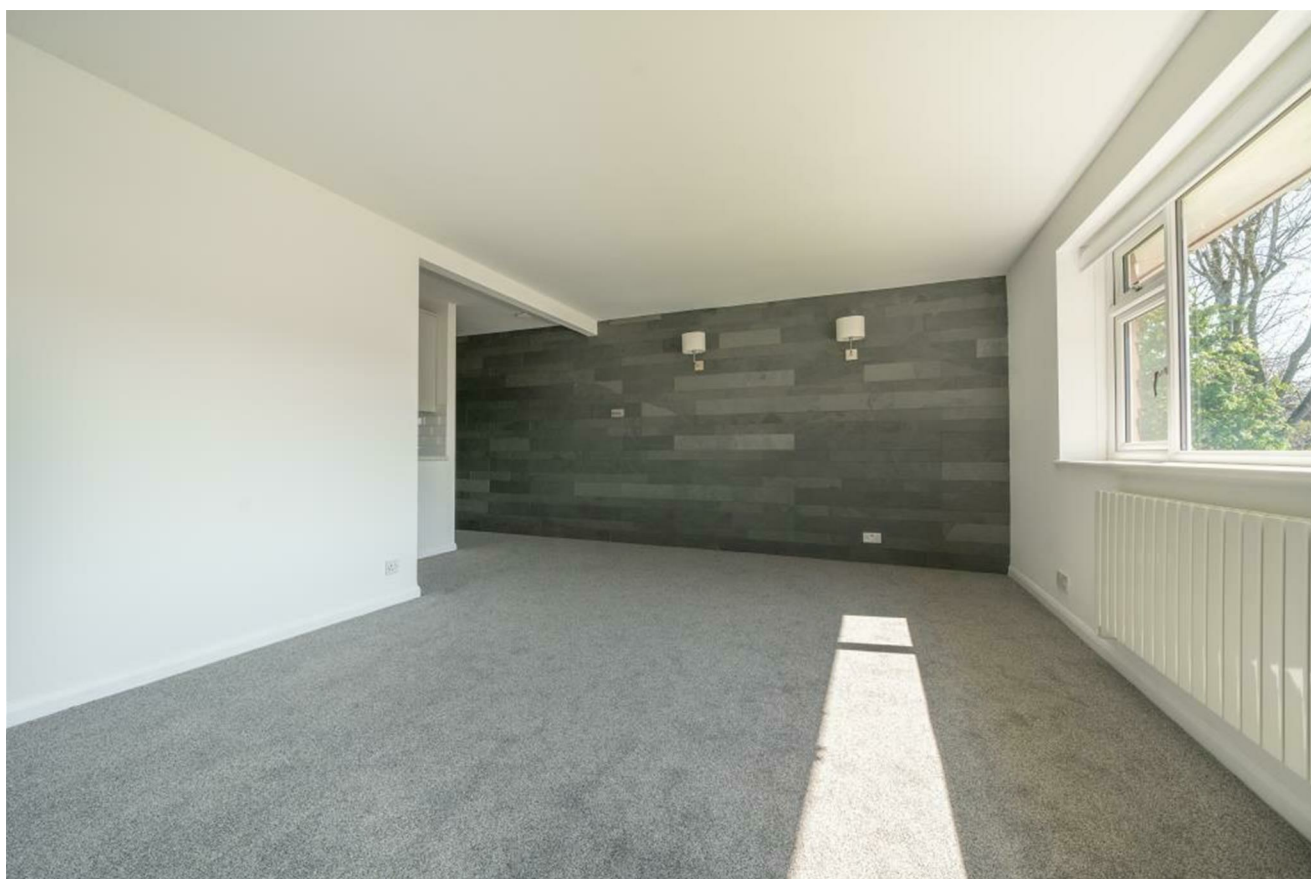
ENTRANCE HALL & RECEPTION

Small entrance hall with radiator and pendent lighting leading to the bright, spacious reception room. Carpeted, with double glazed window to rear and direct access to the semi-open plan kitchen. Wall lights.



RECEPTION ROOM 18'0" x12'3" (5.49m x3.73m)

Double glazed window the side, designer radiator, wall lights and a feature wall along one side. Carpeted.



KITCHEN 9'10" x 9'4" (3.00m x 2.84m)

A bright and modern fitted kitchen with ample wall and base, handleless units. Gas hob with electric oven beneath. Stainless steel sink with mixer tap and chrome switches above the worktops. Features include laminate flooring, quartz worktops, tiled splashbacks and double glazed window.



BEDROOM 1 14'10" x 12'5" (4.52m x 3.78m)

Carpeted with dual aspect, double glazed windows letting in lots of natural light. Both windows have radiators beneath, one covered and one designer radiator. Pendant lighting and neutrally decorated.



BEDROOM 2 13'1" x 10'8" (3.99m x 3.25m)

Carpeted, with feature wall and otherwise neutrally decorated. Pendant lighting, double glazed window with covered radiator beneath. Door leading to ensuite shower room.



BEDROOM 2 (PIC 2)

Different aspect showing access to ensuite shower room and hallway.



ENSUITE

Fully tiled shower room comprising of low flush WC, wash hand basin with mixer tap, vanity unit beneath and shower enclosure. Chrome fittings including heated towel rail, toilet roll holder, mixer tap and towel ring. Double glazed, frosted window.



SHOWER ROOM

A second, larger, well appointed, fully tiled shower room comprising of low flush WC, double shower cubicle with chrome rain shower and wash hand basin. Frosted, double glazed window and chrome fixtures and fittings.



COMMUNAL GARDENS



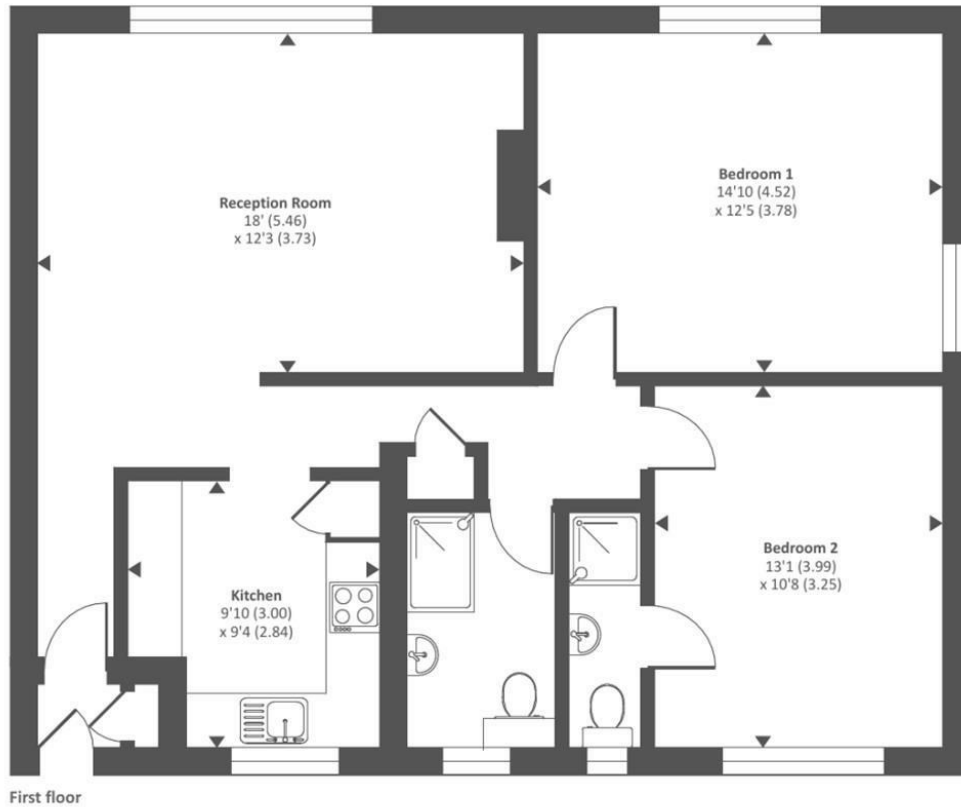
OFF STREET PARKING



GARAGE-EN-BLOC

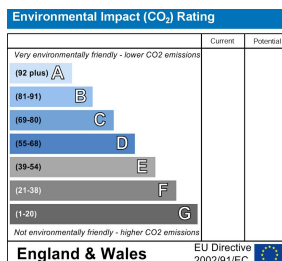
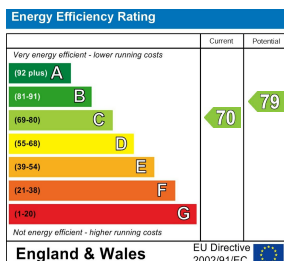


Approximate Area = 882 sq ft / 81.9 sq m
For identification only - Not to scale



First floor

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Chancellors Estate Agents. REF: 974920



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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