



VERNON CRESCENT, EAST BARNET/COCKFOSTERS, EN4

An opportunity to purchase this EXTENDED & LARGER THAN AVERAGE 2 DOUBLE BEDROOM FIRST FLOOR MAISONETTE. Benefitting from an extra 180sqft of living space providing an EXTENDED 'L' SHAPED LOUNGE/DINER MEASURING 27ft X 19ft - narrowing to 12ft, with a well fitted kitchen & bathroom. This EXTENDED maisonette is approximately 200sqft larger than most others and sits on one of the wider plots in Vernon Crescent meaning that it has one of the widest rear gardens too and it also boasts a GARAGE EN-BLOC & large useful LOFT STORAGE SPACE. There is gas central central heating and double glazing. Vernon Crescent is a quiet turning just off Mansfield Avenue, which in turn is just off Cat Hill, so is ideally located in the Catchment Area for many of the areas' excellent local schools and is also within Walking distance of Cockfosters for it's LOCAL SHOPS, AMENITIES, BUSES AND COCKFOSTERS TUBE (PICC. LINE).



ACCOMMODATION

* EXTENDED FIRST FLOOR MAISONETTE * OWN ENTRANCE * EXTENDED 'L' SHAPED RECEPTION ROOM ACROSS THE REAR * WELL FITTED KITCHEN * 2 DOUBLE BEDROOMS * BATHROOM * OWN GARDEN TO REAR * GARAGE EN-BLOC * VERY LONG LEASE - 900+ YRS *
SELF-MAINTAINED, SO NO SERVICE CHARGE *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, FITTED WARDROBES *

PRICE: £475,000 LEASEHOLD

LOUNGE 16'2" x 12'7" (4.93m x 3.84m)

The lounge is just off the main landing, neutrally decorated with oak effect laminate flooring, radiator, wall lights and is open plan to the extended dining room.



LOUNGE (pic 2)



DINING ROOM 19'9 x 9'1 (6.02m x 2.77m)

This room was an extension, added to give the property an extra 180sqft of living space, changing the entire dynamic of the maisonette. 2 large double glazed windows to the rear, neutrally decorated with oak effect laminate flooring. Archway leading into the kitchen.



KITCHEN 10'6 x 9'10 (3.20m x 3.00m)

Double glazed window to the side, oak effect laminate flooring, shaker style wall & base units, topped with oak effect worktops with inset single-drainer stainless steel sink unit, integrated gas hob, electric oven and extractor.



KITCHEN VIEW TO DINING ROOM



LANDING



BEDROOM 1 14'4 x 10'3 (4.37m x 3.12m)

Double Glazed window to front, neutrally decoated with carpeted flooring, fitted wardrobes to one wall



BEDROOM 2 12'3 x 11'10 (3.73m x 3.61m)

Double Glazed window to front, neutrally decoated with carpeted flooring



BATHROOM 8'7 x 5'9 (2.62m x 1.75m)

Double Glazed frosted window to side, mainly tiled walls, fitted with a white suite comprising a full-sized bath with mixer taps, shower and shower screen, sink with vanity unit & WC.



OWN SHARE OF REAR GARDEN 40'0 x 39'4 (12.19m x 11.99m)

Accessed from the front, the garden is one of the widest in Vernon Crescent, backs onto Oakhill Park and is completely secluded. Mainly laid to lawn.

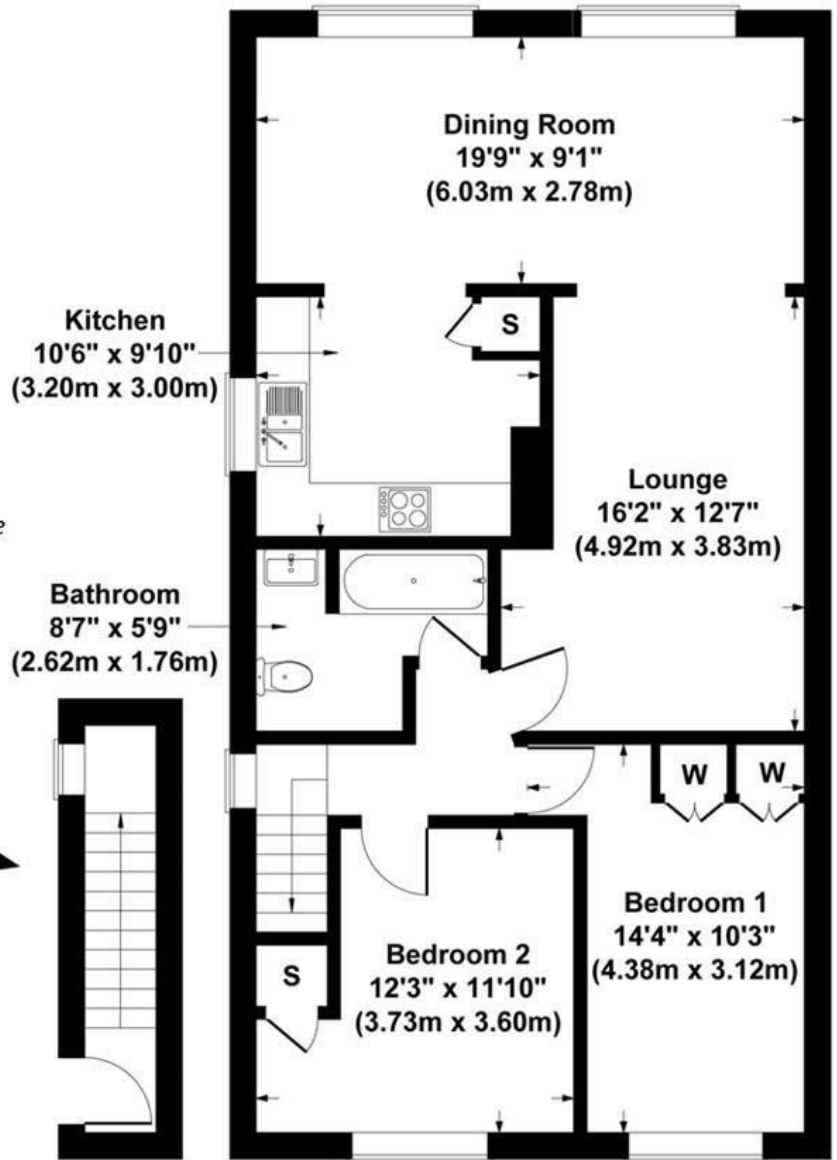
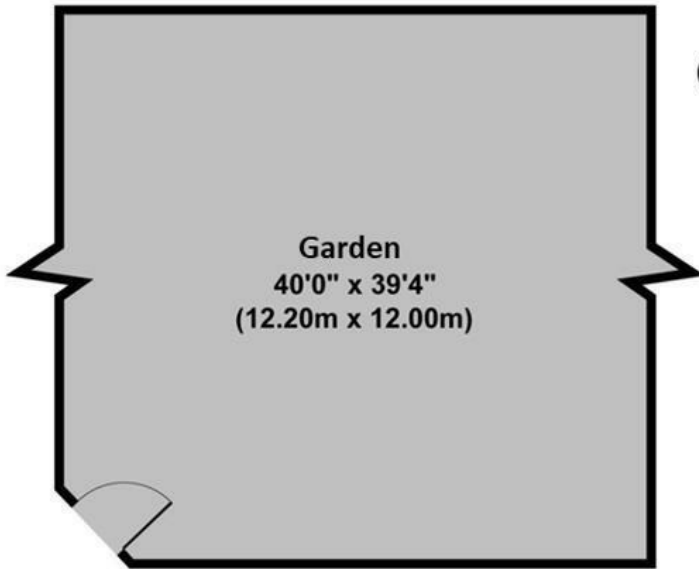




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Approximate Internal Area: 861sqft (80sqm)

All measurements are approximate and are for illustrative purposes only.



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	
73	79
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.

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