



## CHERITON CLOSE, HADLEY PARK/COCKFOSTERS, EN4

A WELL PRESENTED 2 DOUBLE BEDROOM, END OF TERRACE HOUSE OFFERING GENEROUS PROPORTIONS IN A VERY POPULAR DEVELOPMENT NEAR TO COCKFOSTERS TUBE STATION. BACKS ON TO, AND HAS DIRECT ACCESS TO PLAYING FIELDS. THERE IS ONE OFF STREET PARKING SPACE, WITH POTENTIAL FOR FURTHER PARKING.

There is an Attractive Reception Room, Well Fitted Kitchen/Diner, 2 Double Bedrooms & First Floor Bathroom. Good Sized Rear Garden, Side Gate Plus a Further Gate onto the Playing Fields. Ideal for Kids & Pets with Plenty of Open Space Available on the Doorstep.

There is Potential to Add a Further Bedroom into Loft - Subject to Planning Consents. To the Front, there is an Open Outlook Plus Further Parking.

Cheriton Close is Part of a Charles Church Development Built Approx. 20 Years Ago and it is Nicely Established and Leafy. Cockfosters Tube Station, Buses, Shops, Restaurants, Trent Park, and other Local Amenities are all Within a Short Walk. Ideal for Individuals, Couples, Smaller Families, or Downsizers. Viewings Highly Recommended.



### ACCOMMODATION

\* ENTRANCE HALL \* LOUNGE/DINER \* FITTED KITCHEN/DINER \* 2 DOUBLE BEDROOMS \* MODERN BATHROOM \* APPROX. 50' REAR GARDEN WITH GATE LEADING TO PLAYING FIELDS \* FRONT GARDEN WITH POTENTIAL FOR PARKING \* ONE OFF STREET PARKING SPACE \* GENERAL PARKING \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \* OPEN OUTLOOK TO FRONT & REAR \* EXTENSION POTENTIAL - SPP.

**PRICE: £599,000 FREEHOLD**



**ENTRANCE HALL:**  
**With Georgian Fanlight Door, Door to Reception Room.**



**LOUNGE/DINER: PIC. 1 18'4 x 12' (max) (5.59m x 3.66m (max))**  
**Double Glazed Window to Front, Laminate Flooring, Cornicing., Spotlights. Door to Fitted Kitchen/Diner, Stairs to First Floor.**





**LOUNGE/DINER: PIC. 2**  
**Different Aspect with Door to Entrance Hall.**



**FITTED KITCHEN/BREAKFAST ROOM 12'2 x 9'1 (3.71m x 2.77m)**  
**Well Fitted with Wooden Floor & Wall Units, Worktops, 1.5 Bowl Inset Stainless Steel Sink, Gas Hob, Built Under Oven, Extractor and Spotlights. Integrated Dishwasher. Further Units & Small Breakfast Bar. Double Glazed Window Overlooking Rear Garden, Double Glazed Door to Garden.**





**FITTED KITCHEN/BREAKFAST ROOM (pic 2)**  
**Different Aspect, Showing Door to Lounge/Diner.**



**FITTED KITCHEN/BREAKFAST ROOM (pic 3)**  
**Showing Further Units, Including Integrated Fridge/Freezer & Dining Area.**





**BEDROOM 1: 12'2 x 9'1 + fitted wardrobes (3.71m x 2.77m + fitted wardrobes)**  
**Attractive Main Bedroom with Double Glazed Window to Front, Fitted Wardrobes, Cornicing, Radiator.**



**VIEW TO FROM BEDROOM 1:**  
**Open Outlook to Front.**





**BEDROOM 2: 12'2 x 9'1 (3.71m x 2.77m)**

**Generous Sized 2nd Bedroom with Double Glazed Window to Rear, Overlooking Rear Garden & Playing Fields. Further Space for a Desk. Fitted Wardrobe, Radiator.**



**MODERN BATHROOM:**

**White Suite, Fully Tiled on 2 Walls. Panelled Bath with Glass Shower Screen, Mixer Taps & Shower Attachment.**





**REAR GARDEN: PIC. 1 46' (14.02m)**  
**2 Paved Patio Areas, Lawn, Mature Shrubs.**



**REAR GARDEN: PIC. 2**

**Rear Section of Garden - Also Showing Gate with Direct Access to Lulworth Playing Fields. Ideal for Daily Walks, Kids & Pets.**





**REAR ELEVATION OF PROPERTY:**  
**Also Showing How a Loft Conversion can be Added.**



**PLAYING FIELDS:**  
**Lulworth Playing Fields to Rear.**

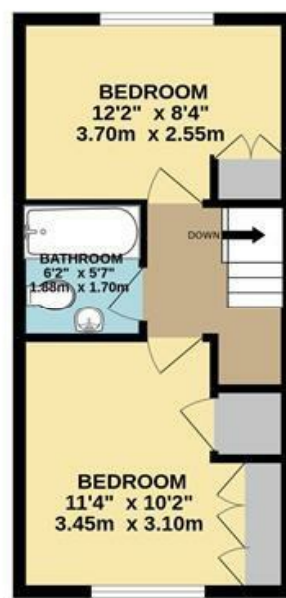




GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
	70	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.