



## CARSON ROAD, COCKFOSTERS, EN4

We are pleased to offer for sale this beautifully presented four bedroom, two bathroom fully detached house in this peaceful cul-de-sac location in Cockfosters.

There are two separate reception rooms, an office, a well fitted luxury kitchen with hidden doors to the utility room, & downstairs WC. To the first floor you will find 3 good sized double bedrooms (one with en-suite) and a fourth good sized single, plus a luxury family bathroom.

The property has already been extended to the ground floor and now planning permission has been granted for a loft conversion to further enhance and create even more space for a growing family.

There is a detached double garage to the side & off street parking in front for two cars. The property is within close proximity of Cockfosters Station; Piccadilly Line and local amenities. It is also in the catchment for good primary & secondary schools, and benefits from being close to Trent Country Park.

**VIEWING IS HIGHLY RECOMMENDED. AVAILABLE CHAIN FREE.**



### ACCOMMODATION

\* BRIGHT & AIRY ENTRANCE HALL \* FRONT RECEPTION ROOM \* SEPARATE OFFICE \*  
EXTENDED REAR LOUNGE \* LUXURY FITTED KITCHEN/DINER \* GUEST CLOAKROOM \* 3 LARGE  
DOUBLE BEDROOMS \* ADDITIONAL SINGLE BEDROOM \* ENSUITE SHOWER ROOM \* LUXURY  
FAMILY BATHROOM \* WELL KEPT, MATURE REAR GARDEN \* OFF STREET PARKING TO FRONT \*  
DETACHED DOUBLE GARAGE

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

**PRICE: £1,125,000 FREEHOLD**



**LOUNGE 22'4" x 11'10" (6.81m x 3.61m)**

**A bright lounge with engineered wood flooring, two double glazed French doors leading to the rear garden and double glazed window to the side letting in an abundance of natural light. Spotlights, two radiators and coving to the ceiling.**



**LOUNGE / DINING AREA**

**Different aspect, showing both French doors leading to the garden.**



## KITCHEN / DINING AREA



### KITCHEN 21'10" x 11'6" (6.65m x 3.51m)

**A luxury, well fitted kitchen with engineered wood flooring and a double glazed window overlooking the rear garden. White handleless wall & base units topped with quartz worktops, attractive pendant lighting above the breakfast bar and spotlights elsewhere. Quartz upstands and splashback behind the hob. Stainless steel sink with mixer shower tap, double Neff oven, electric hob and hidden extractor fan above.**



### **KITCHEN (pic 2) SHOWING HIDDEN DOORS**

**A fantastic feature of this lovely kitchen is the concealed access to the utility room via the tall double larder doors in the corner.**



### **UTILITY ROOM 8" x 5'9" (2.44m x 1.75m)**

**Stainless steel butler sink with mixer tap, quartz worktop & upstand. Plumbed for washing machine & space for tumble dryer. Double glazed, frosted door leading to garden.**





**HALLWAY 13'4" x 10'5" (4.06m x 3.18m)**

**A bright, airy entrance hall with engineered wood flooring, coving to the ceiling & spotlights. Neutrally decorated. Double doors giving access to the kitchen/diner which is open plan to the extended rear lounge. There are also doors leading to the front reception room, office and downstairs guest cloakroom with stairs up to the first floor.**



**FRONT RECEPTION ROOM 18'1" x 11'10" (5.51m x 3.61m)**

**A bright and spacious reception room with engineered wood flooring, gas fireplace, coving to the ceiling and both spot and pendant lighting. Double glazed window to the front. Neutrally decorated.**



### **OFFICE/SNUG ROOM 10'4" x 8'1" (3.15 x 2.47)**

**A third downstairs living space with dual aspect, double glazed windows letting in lots of natural light, one with a radiator beneath. Coving to the ceiling, engineered wood floors and spotlights. Can be used as an office or a snug room.**



### **GUEST CLOAKROOM**

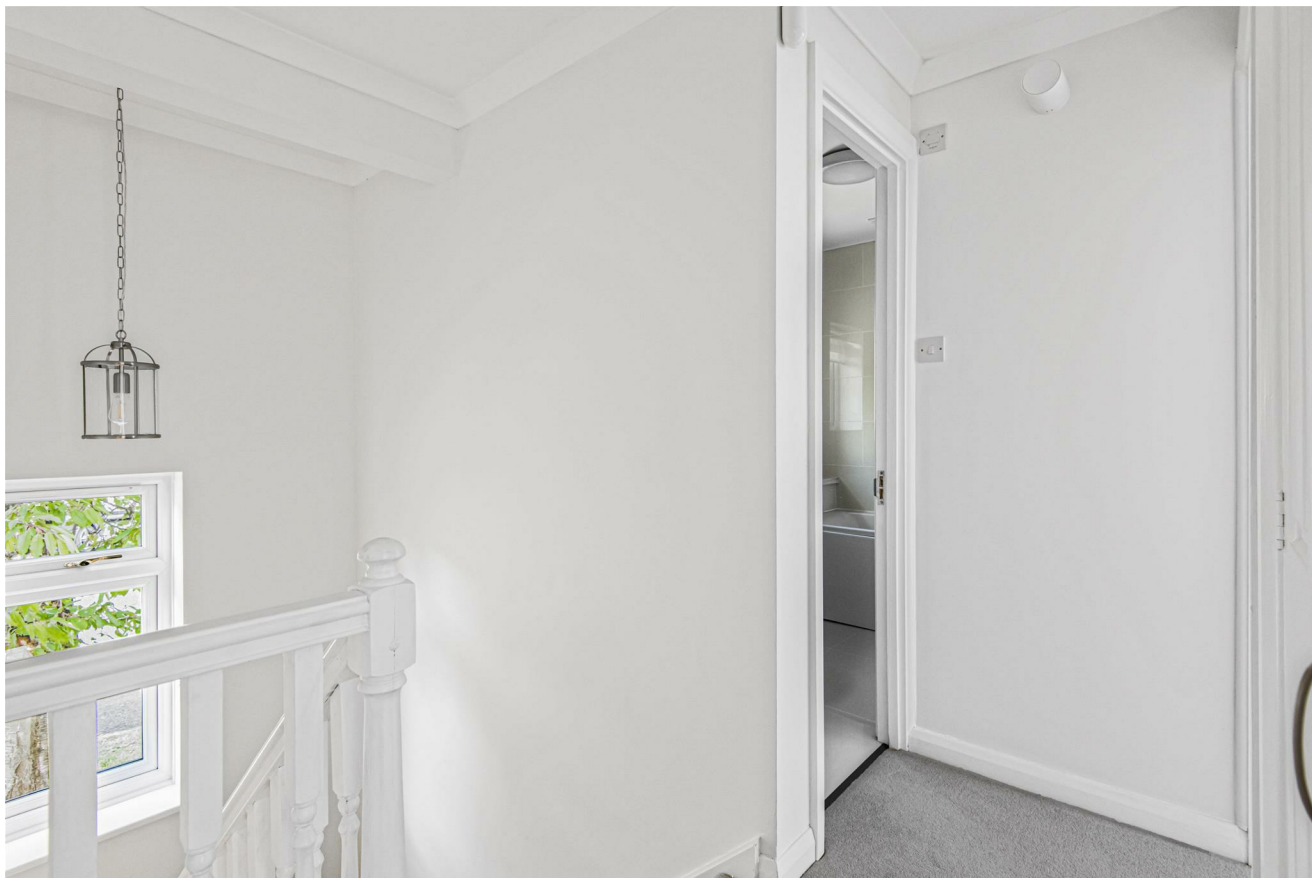
**A guest cloakroom comprising of a low flush WC and wash hand basin with mixer tap and vanity unit beneath. Frosted double glazed window and engineered wood flooring.**





## LANDING

Carpeted, bright and airy landing leading to all four bedrooms, family bathroom and storage cupboard.



## BEDROOM 1 15'9" x 12'8" (4.80m x 3.86m)

Two double glazed windows to the rear, carpeted and neutrally decorated, with access to the ensuite shower room. Coving and spotlights to the ceiling.



**EN-SUITE 6'7" x 6'5" (2.01m x 1.96m)**

**Frosted, double glazed window for ventilation and natural light. Fully tiled shower ensuite comprising of wall hung wash hand basin with vanity unit beneath and mirrored cabinet above. Glass shower cubicle and low flush WC.**



**BEDROOM 2 11'7" x 10'11" (3.53m x 3.33m)**

**Double glazed window to the rear with radiator beneath, carpeted & neutrally decorated. Pendant lighting and coving to the ceiling.**





**BEDROOM 3 11'7" x 10'6" (3.53m x 3.20m)**

**Double Glazed window to front aspect with radiator beneath, carpeted & neutrally decorated. Full height fitted wardrobes along one wall, pendant lighting and coving to the ceiling.**



**BEDROOM 4 8'6" x 6'9" (2.60 x 2.07)**

**Double glazed window to the rear with radiator beneath, carpeted & neutrally decorated. Pendant lighting and coving to the ceiling.**





### **FAMILY BATHROOM**

**Luxury fully tiled family bathroom comprising of d shaped paneled bath with glass shower screen, wash hand basin with mixer tap, vanity unit beneath and mirrored cabinet. Wall hung, low flush WC. Wall hung, low flush WC.**



**GARDEN 45'11" x 35'9" (14.00 x 10.90)**

**A mature garden, mainly paved, with shrubs and three steps leading down to the lawn.**





## REAR ELEVATION



**DOUBLE GARAGE 17'3" x 16'6" (5.26 x 5.05)**  
**Combined Double Garage, with light & power. Parking for an additional 2 cars in front.**







## Carson Road, Cockfosters, EN4

Approximate Gross Internal Area 1967 sq ft – 183 sq m

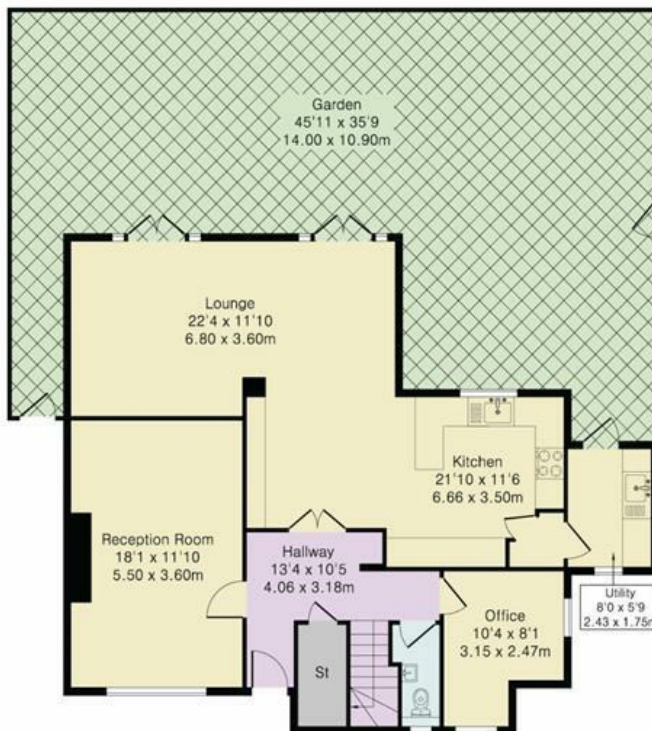
Ground Floor Area 984 sq ft – 91 sq m

First Floor Area 697 sq ft – 65 sq m

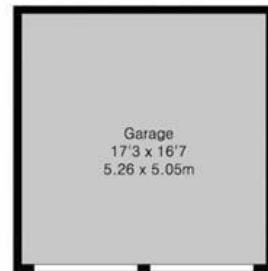
Garage Area 286 sq ft – 27 sq m



First Floor



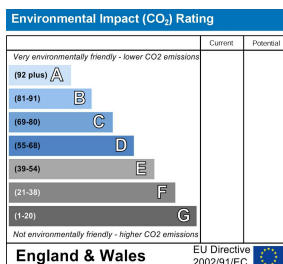
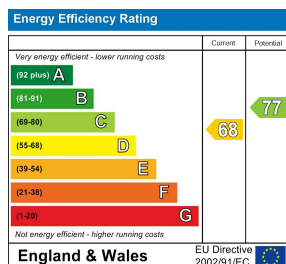
Ground Floor



Garage



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