



## LICHFIELD CLOSE, COCKFOSTERS, EN4

OFFERED CHAIN FREE IS THIS WELL PRESENTED 3 BEDROOM & 2 BATHROOM 'CHARLES CHURCH' BUILT TERRACED HOUSE IN A QUIET CUL DE SAC POSITION WITH GARAGE-EN-BLOC. There is a Lounge/Diner, Well Fitted Kitchen, Entrance Hall & Downstairs Cloakroom on the ground floor, plus well maintained Front & 35ft (East-Facing) Rear Garden. To the first floor, you will find two double bedrooms with fitted wardrobes and one with en suite shower room, a further single bedroom and a family bathroom. The property benefits from Gas Central Heating with Solar Panels to help with those rising electric costs and there a single garage en-bloc with parking in front for one.

This Hadley Park development has proven to be very popular and is within walking distance of Cockfosters Tube Station (Picc. Line), Shops, Buses, Restaurants, Good Schools, Local Amenities & Trent Park.



### ACCOMMODATION

\* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* LOUNGE/DINER \* WELL FITTED KITCHEN/DINER \* 3 BEDROOMS \* 2 BATHROOMS \* FRONT & REAR GARDENS \* GARAGE EN-BLOC \* OFF ROAD PARKING \* CHAIN FREE \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: SOLAR PANELS \*

**PRICE: £600,000 FREEHOLD OFFERS IN EXCESS OF**

**ENTRANCE HALL 10'11" x 3'2" (3.35m x 0.97m)**

Composite multi-point locking door into entrance hall, with solid oak flooring, doors to kitchen, living room & wc and stairs upto the 1st floor.



**RECEPTION ROOM 15'7" x 15'5" (4.76m x 4.70m)**

Sliding double glazed patio doors, solid oak floors, coving to the ceiling and a handy storage cupboard.



**KITCHEN 10'11" x 8'3" (3.35m x 2.54m)**

**Window to front and Oak flooring. Fitted Beech coloured wall & base units, laminate worktops & tiled splashback. Built-in Oven & gas hob with extractor above. Plumbed for Washing machine & Dishwasher.**



**DOWNSTAIRS WC**

**Accessed from the entrance hall. Low flush WC and pedestal wash hand basin.**



**BEDROOM 1 11'10" x 11'0" (3.61m x 3.36m)**

**Window to front aspect, carpeted, built-in wardrobes to one wall and door to ensuite shower room.**



**ENSUITE 7'10" x 4'5" (2.41m x 1.36m)**

**Window to front aspect, fully tiled walls & floor, shower cubicle with thermostatic shower, pedestal wash hand basin & WC.**



**BEDROOM 2 10'5" x 8'4" (3.19m x 2.55m)**  
**Window to rear aspect, carpeted floor.**



**BEDROOM 3 / STUDY 9'7" (max) x 6'8" (2.94m (max) x 2.05m)**  
**Window to rear, carpeted floor.**



## BATHROOM



## GARDEN

Approximately 35ft long, with patio area, lawn & mature planted and well-maintained borders.

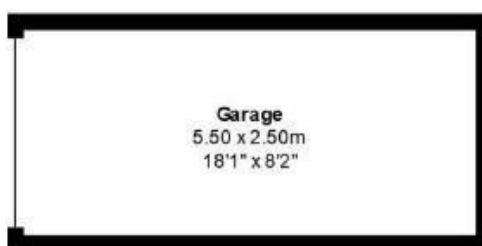
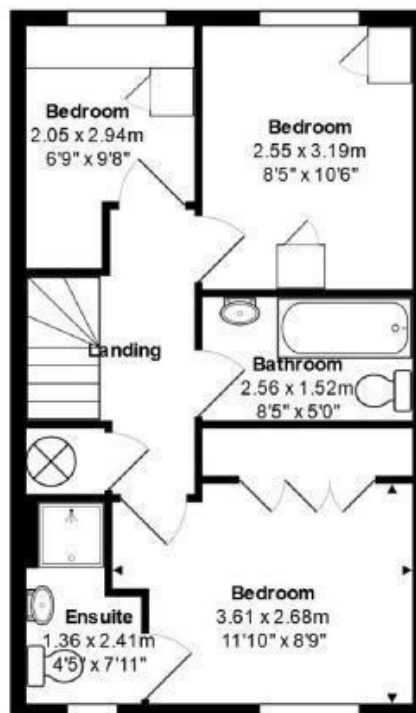
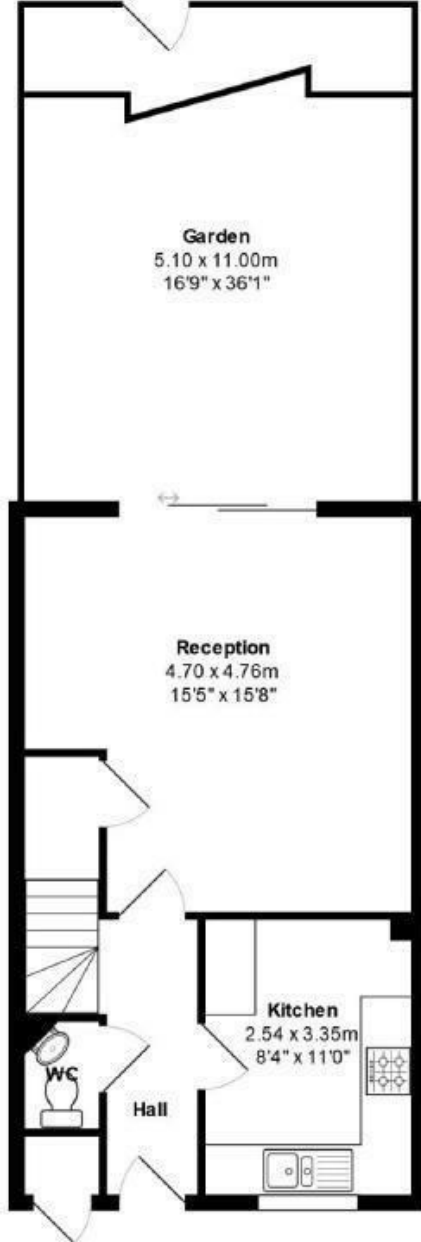


## REAR ELEVATION



**GARAGE EN-BLOC**  
Garage en-bloc with off-street parking in front.





**Total Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup> (excluding garage)**  
All measurements are approximate and for display purposes only

| Energy Efficiency Rating                                                                                                                                                                                                                    |                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Current                                                                                                                                                                                                                                     | Potential                                |
| <br>Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs | <b>89</b><br><br>EU Directive 2002/91/EC |
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| England & Wales                                                                                                                                                                                                                             |                                          |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                      |                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Current                                                                                                                                                                                                                                                                             | Potential                                |
| <br>Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions | <b>89</b><br><br>EU Directive 2002/91/EC |
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| England & Wales                                                                                                                                                                                                                                                                     |                                          |



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.