



MOUNT PLEASANT, COCKFOSTERS, EN4

We are pleased to offer for sale this 4 bedroom, 2 bathroom detached property, which is extended to the side and rear in this popular Cockfosters location. Offering a spacious living room which opens out to the dining room to the ground floor along with galley kitchen & WC. There is also a study, a good sized double bedroom & shower room, which could be used as a separate ground floor annex. There is off street parking to the front, and a large, 74ft well kept rear garden, mainly laid to lawn and a shed for storage. To the first floor you will find 2 further double bedrooms and a good sized single, along with a family bathroom and an additional separate WC.

Situated within walking distance for Cockfosters Station (Picc. Line), buses, Cockfosters Road & all its amenities including shops, supermarkets, restaurants, Trent Country Park & excellent local schools catering for all ages.

The Property is in need of some updating, but has been priced accordingly. The loft is intact and boarded for storage with the potential for conversion, subject to the usual consents.

Certainly Worthy of an Internal Viewing



ACCOMMODATION

*** ENTRANCE HALL * 2 X INTERCONNECTING LIVING ROOMS * + STUDY * EXTENDED FITTED KITCHEN/DINER * GROUND FLOOR SHOWER ROOM * DOWNSTAIRS WC * 4 BEDROOMS, 1 ON THE GROUND FLOOR * 2 SEPARATE BATHROOMS * +4TH WC ON FIRST FLOOR * GOOD SIZED 74FT REAR GARDEN * OFF STREET PARKING TO FRONT * USEFUL SHED IN THE GARDEN ***
*** SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING ***

PRICE: £950,000 FREEHOLD

ENTRANCE HALL 18'6" x 6'5" (5.64 x 1.97)

Enter through the double glazed leaded front door into this carpeted entrance hall which has a solid banister, radiator, pendant lighting and access to understairs storage, downstairs WC, kitchen, living room and dining room.



KITCHEN 16'9" x 9'0" (5.11 x 2.75)

Double glazed leaded window to rear. Fully tiled, well fitted kitchen with ample wooden wall and base units, built under oven, gas hob, stainless steel sink and plumbed for dishwasher and washing machine. Access to the dining room and study.



KITCHEN (PIC 2)



LIVING ROOM 15'0" x 12'9" (4.58 x 3.89)

Double glazed bay window to front, double radiator. Carpeted, with pendant lighting and electric fireplace. Open plan access to the dining room.



DINING ROOM 20'6" x 10'3" (6.25m x 3.12m)

Double glazed leaded window to rear. Interconnecting with the front living room. Carpeted, with pendant lighting and double radiator.



GROUND FLOOR - BEDROOM 3 13'6" x 8'0" (4.12 x 2.45)

Double glazed bay window to the front. Carpeted, with over bed fitted wardrobes. Access to downstairs shower room and study.



STUDY 11'2" x 8'2" (3.40m x 2.49m)

Double glazed leaded window to rear and door leading to the garden. Tiled flooring and built in cupboards providing ample storage. Access to bedroom 3 and the shower room.



GROUND FLOOR SHOWER ROOM 10'6" x 4'6" (3.20m x 1.37m)

Double glazed frosted window to side. Fully tiled with large glass shower cubicle, low flush WC, bidet and wash hand basin with vanity unit beneath and mirrored cabinet above. Chrome fixtures and fittings.



LANDING



BEDROOM 1 15'3" x 12'2" (4.65 x 3.72)

Double glazed bay window to front. A spacious carpeted main bedroom with fitted wardrobes and cabinets offering ample storage. Pendant lighting.



BEDROOM 2 12'2" x 10'2" (3.71 x 3.11)

Double glazed leaded window to rear. Carpeted with fitted wardrobes along one wall and pendant lighting



BEDROOM 4 8'10" x 7'3" (2.69m x 2.21m)

Double glazed window to rear with radiator beneath. Carpeted, with fitted wardrobes along one wall and over head cupboards to the other.



BATHROOM 6'6" x 6'1" (1.98m x 1.85m)

Dual aspect double glazed frosted windows to the side and front. Low flush WC, wash hand basin with vanity unit beneath and cabinet above. Full sized paneled bath with glass shower screen.



ADDITIONAL WC

Double glazed frosted window to the side. Fully tiled, with low flush WC.



GARDEN 74'1" x 30'2" (22.59 x 9.20)

74ft well kept garden, mainly laid to lawn also with a patio area. Useful large shed towards the rear.



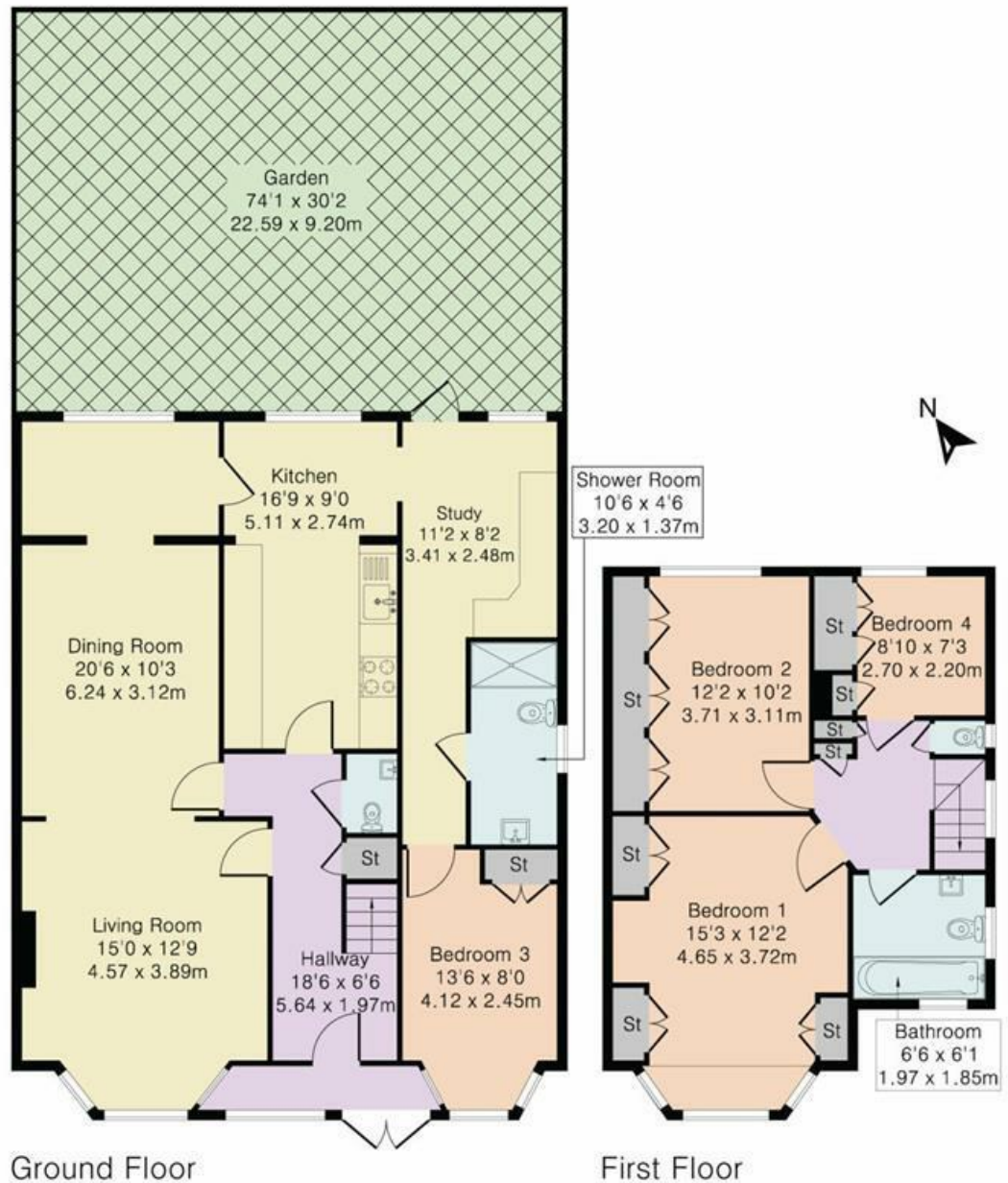
REAR ELEVATION



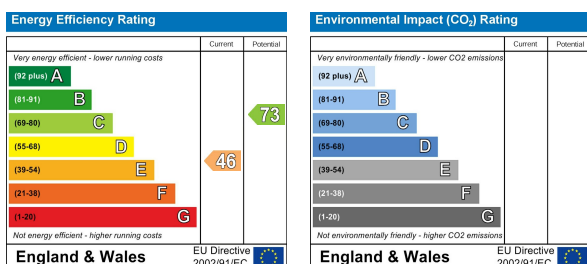
Approximate Gross Internal Area 1463 sq ft – 136 sq m

Ground Floor Area 981 sq ft – 91 sq m

First Floor Area 482 sq ft – 45 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.