



SUSSEX WAY, COCKFOSTERS, EN4

AN EXTENDED & LOFT CONVERTED LARGER THAN AVERAGE 4 BEDROOM & 2 SEPARATE BATHROOM FAMILY HOME WITH FRONT RECEPTION ROOM, 24ft REAR RECEPTION & A WELL FITTED KITCHEN/DINER. There is off street parking on the front driveway and a Good Sized South Facing Rear Garden, plus a Brick Built Garage to the rear that Could Make a Possible Home Office or family room.

Situated near Southgate School in a Residential Turning and within Walking Distance for Both Cockfosters & Oakwood Tube Stations (Picc. Line), with Buses even Closer By. Certainly Worthy of an Internal Viewing and offered Chain Free!



ACCOMMODATION

* PORCH LEADING TO BRIGHT & SPACIOUS ENTRANCE HALL * FRONT RECEPTION ROOM * 23FT EXTENDED REAR RECEPTION * FITTED KITCHEN/DINING AREA * DOWNSTAIRS CLOAKROOM * NEWLY RENOVATED LUXURY BATHROOM WITH SEPARATE WC * 4 BEDROOMS INCLUDING THE LOFT ROOM, BEDROOM WITH ITS OWN ENSUITE SHOWER ROOM * PAVED OFF STREET PARKING TO FRONT * NEWLY LANDSCAPED REAR GARDEN WITH SIDE ACCESS * DETACHED GARAGE; PLASTERED, WITH INDEPENDENT ELECTRICITY SUPPLY * PLANNING PERMISSION TO CONVERT INTO TWO FLATS * GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, ENGINEERED WOOD FLOORING & MANY LUXURY FEATURES *

PRICE: £939,500 FREEHOLD

FRONT PORCH
Stained glass double wooden front doors leading to:



ENTRANCE HALL 16'11" x 11'8" (5.16m x 3.56m)

A bright and spacious entrance hall, accessed from the porch. Laminate flooring, picture rail detail, pendant lighting and covered double radiator. Access to the front & rear Receptions, kitchen/diner & downstairs cloakroom.



FRONT RECEPTION 14'9" x 12'4" (4.50m x 3.76m)

A good sized front front reception room with stained glass double glazed bay window to front aspect, with radiator beneath. Pendant lighting, laminate flooring, coving to the ceiling and neutral decor giving the room a bright and airy feel.



FRONT RECEPTION (PIC. 2)



KITCHEN/DINER 23'11" x 9'3" (7.30 x 2.83)

A well fitted kitchen with ample floor and base units and under cupboard lighting. Granite worktops and splash backs, tiled flooring and spotlights. Double glazed window to side aspect and double glazed back door leading to the garden, letting in lots of natural light. Stainless steel butler's sink with shower mixer tap. Stainless steel range double oven and gas hob with stainless steel chimney cooker hood. double oven and gas hob with stainless steel chimney cooker hood.



KITCHEN/DINER (PIC 2)



EXTENDED REAR RECEPTION 23'11" x 8'4" (7.30 x 2.55)

A spacious extended reception room with coving to the ceiling, patio doors leading out to the garden. Pendant lighting, with ceiling roses and three covered double radiators.



EXTENDED REAR RECEPTION (PIC 2)



DOWNSTAIRS CLOAKROOM 4'10" x 2'4" (1.47m x 0.71m)

A newly decorated downstairs cloakroom with low flush WC, wash hand basin with vanity unit beneath and mixer tap. Frosted double glazed window to the side aspect. Fully tiled floor and walls and chrome heated towel rail.



1ST FLOOR LANDING

Wooden flooring and carpeted stairs, with double glazed, frosted window to side aspect. Access to bedrooms, 1, 2 and 3 and the bathroom & separate WC.



BEDROOM 2 15'3" x 12'4" (4.65m x 3.76m)
Double glazed bay window to front aspect.



BEDROOM 3 15'5" x 12'2" (4.70m x 3.71m)



BEDROOM 4 11'1" x 6'11" (3.38m x 2.11m)



BATHROOM 8'2" x 6'6" (2.49m x 1.98m)

A newly refurbished bathroom with white 3 piece suite comprising of a full sized, freestanding, double ended bath, large shower with rainfall & hand held shower heads, countertop wash hand basin with vanity unit beneath, all with chrome fixtures. Fully tiled floor and walls, chrome heated towel rail, spotlights and frosted double glazed window to rear aspect.



BATHROOM (PIC 2)



SEPARATE WC 3'6" x 2'2" (1.07m x 0.66m)

Low flush WC, fully tiled walls and floor with frosted double glazed window, spotlights and radiator.



BEDROOM 1 (LOFT) 15'9" x 15'1" (4.80m x 4.60m)

A large double bedroom with spotlights, two Velux windows to the front aspect and a double glazed window looking out to the garden. Wooden flooring, spotlights and access to the en-suite shower room.



SHOWER ROOM 8'8" x 4'2" (2.65 x 1.28)



GARDEN

Newly landscaped patio and lawn with side access. Fully plastered, painted detached garage with it's own independent electricity supply, currently being used as an office.



REAR ELEVATION

Different aspect, showing the large shed and additional paving.

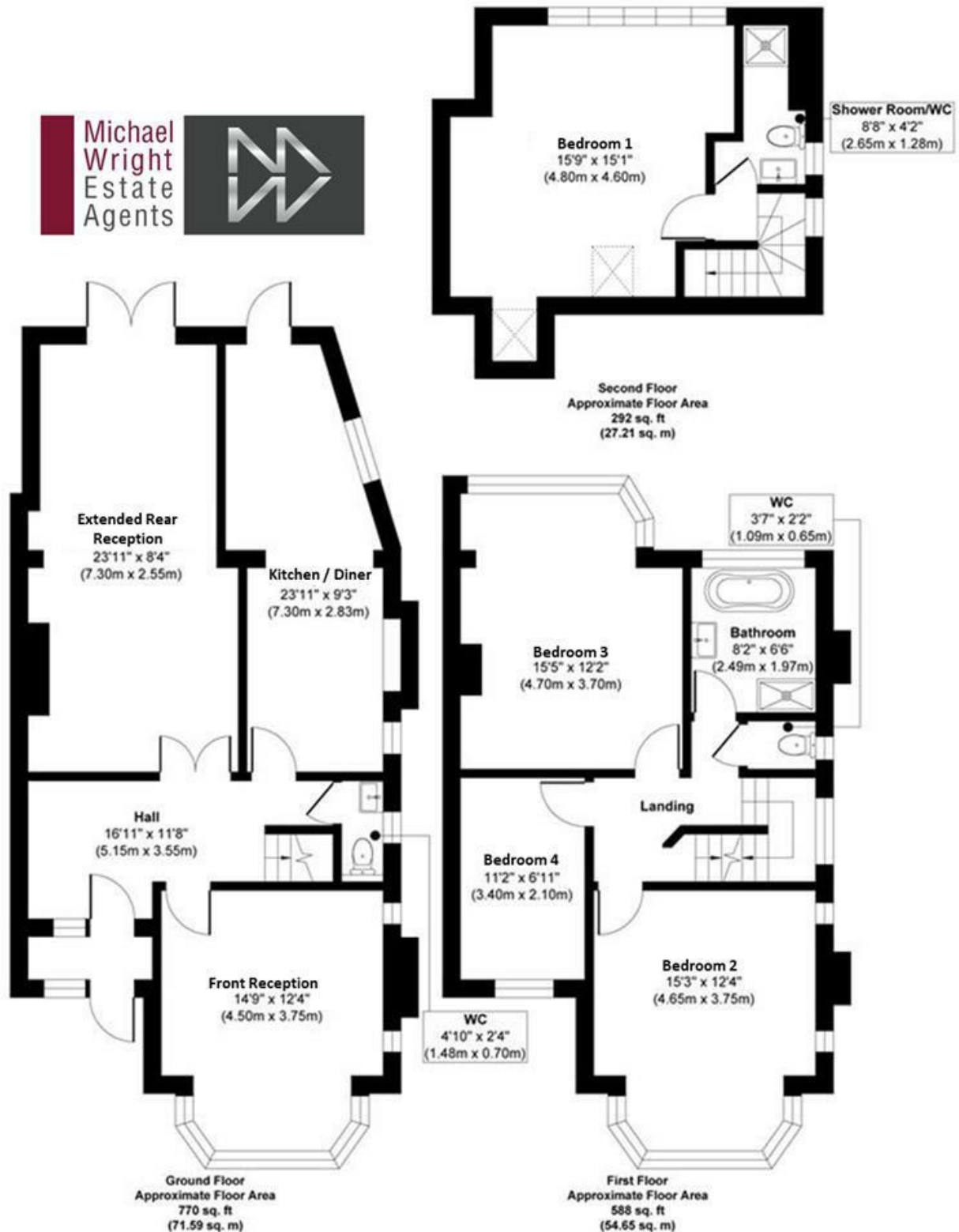


Sussex Way, Cockfosters EN4

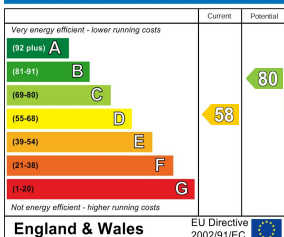
Approximately 1650sqft (153sqm)

All measurements are approximate and are for illustrative purposes only.

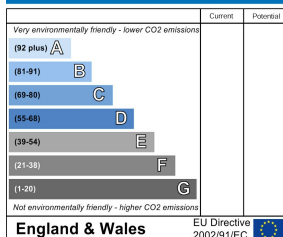
**Michael
Wright
Estate
Agents**



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

Call. 020 8449 2255

sales@michaelwright.co.uk