



ASHURST ROAD, COCKFOSTERS, EN4

A Beautifully presented HALLS ADJOINING BAY FRONTED SEMI DETACHED PROPERTY, offering 3 bedrooms (2 with air conditioning) and bathroom to the first floor and 2 separate reception rooms, plus an air-conditioned conservatory, extended kitchen/breakfast room, utility room, study & wc to the ground floor. The property benefits from gas central heating, double glazing, being fully-alarmed, has a Videx Entryphone system and has an electric car-charging point in the front driveway with parking for 2/3 cars. Conveniently located in a quiet residential area, this home is within walking distance to Cockfosters tube station (Piccadilly line), shops, buses, restaurants and excellent local schools. The property also has plenty of extension potential, subject to the usual consents, allowing you to tailor the space to your needs.



ACCOMMODATION

* BRIGHT FRONT DINING ROOM * WELL FITTED MODERN GALLEY KITCHEN * FRONT RECEPTION WITH PARQUET FLOORING * KITCHEN & UTILITY ROOM * 3 BEDROOMS * FAMILY BATHROOM * REAR GARDEN APPROX. 55FT * OFF STREET PARKING FOR 2/3 CARS IN FRONT DRIVEWAY WITH ELECTRIC CAR CHARGER * INTEGRAL GARAGE - SCOPE TO EXTEND STPP *
* SERVICES: GAS CENTRAL HEATING * AIR CONDITIONING TO TWO BEDROOMS & CONSERVATORY * FEATURES: DOUBLE GLAZING * ALARM & VIDEX ENTRYPHONE SYSTEM *

PRICE: £880,000 FREEHOLD

ENTRANCE HALL

Carpeted, bright and spacious entrance hall with designer radiator and coving to the ceiling. Access to front dining room, rear living room, kitchen, downstairs WC and stairs to the first floor.



FRONT DINING ROOM 12'8 x 11'9 (3.86m x 3.58m)

Double glazed bay window to the front. Spotlights and coving to the ceiling and beautifully maintained parquet wooden flooring.



REAR RECEPTION 14'5 x 12'2 (4.39m x 3.71m)

Double glazed patio doors leading to the conservatory at the rear. Carpeted with coving to the ceiling. Bespoke full height cabinets fitted to alcoves offering ample storage and feature fireplace.



REAR RECEPTION (pic 2)



CONSERVATORY 13'5 x 11'10 (4.09m x 3.61m)

Double glazed with integral blinds and doors leading out to the garden. Carpeted, with ceiling fan and Air Conditioning.



KITCHEN 9'9 x 7'3 (2.97m x 2.21m)

Double glazed window to the side. Well fitted galley kitchen, open plan to the breakfast area leading to the garden through double glazed French Door. Grey high gloss wall and base units with under cupboard lighting and white quartz worktops, upstands and splash back to the rear of the hob. Neff extractor, hob and integrated built under double oven along with integrated dish washer. Spotlights and laminate flooring.



KITCHEN (pic 2)



BREAKFAST AREA

Double glazed French Door leading to the back garden. Skylight to the ceiling letting in lots of natural light and laminate flooring. Access to the utility room.



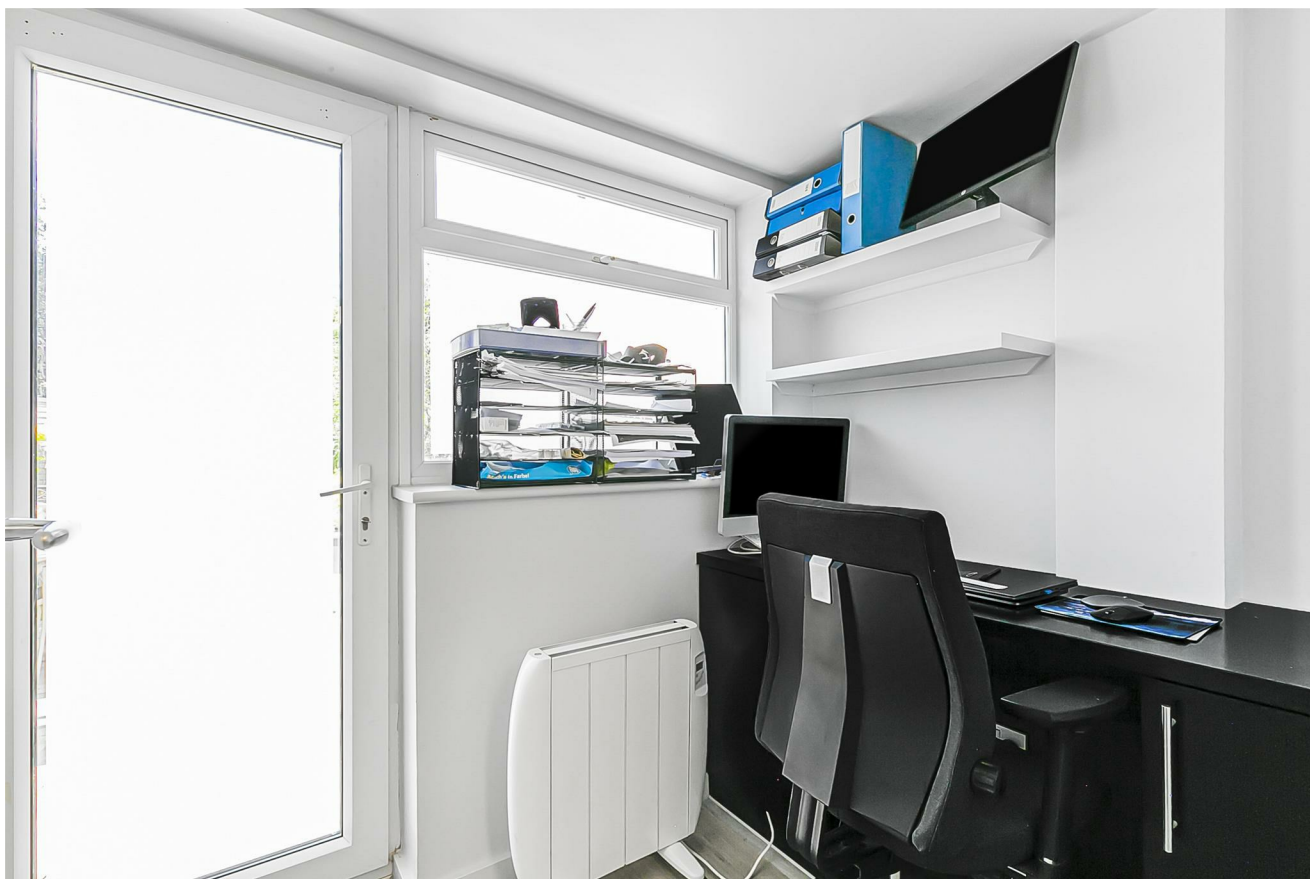
UTILITY ROOM 12'8 x 7'2 (3.86m x 2.18m)

Large utility room with full sized fitted cupboards, plumbed for washing machine and space for a large american style fridge freezer. Sky light to the ceiling and laminate floors. Doors leading to the study.



STUDY 7'2 x 5'1 (2.18m x 1.55m)

Frosted double glazed door and window to the rear. Fitted desk and laminate flooring.



LANDING

Double glazed window to the side. Carpeted with coving to the ceiling, spotlights and designer radiator. Access to all three bedrooms and family bathroom.



BEDROOM 1 14'4 x 12'3 (4.37m x 3.73m)

Double glazed window to the rear with radiator beneath. Full height fitted wardrobes offering lots of storage. Carpeted with spotlights & coving to the ceiling. Air conditioning.



BEDROOM 1 (pic 2)



BEDROOM 2 12'10 x 11'11 (3.91m x 3.63m)

Double glazed bay window to the front. Carpeted with spotlights & coving to the ceiling. Double radiator, air conditioning & full height fitted wardrobes providing ample storage.



BEDROOM 3 9'8 x 8'9 (2.95m x 2.67m)

Double glazed window to the front with radiator beneath. Carpeted with full height fitted wardrobes.



BATHROOM

Double glazed frosted window to the side. Fully tiled with white 4 piece suite comprising of large oval bath, wash hand basin with vanity unit beneath and mirrored cabinet above, low flush WC & quadrant glass shower unit. Spotlights and heated towel rail.



REAR GARDEN

Well kept rear garden with both a paved area and a lawn. Mature shrubs & plants and two sheds to the rear offering good storage space.



REAR GARDEN (pic 2)



REAR ELEVATION



FRONT GARDEN & OFF STREET PARKING

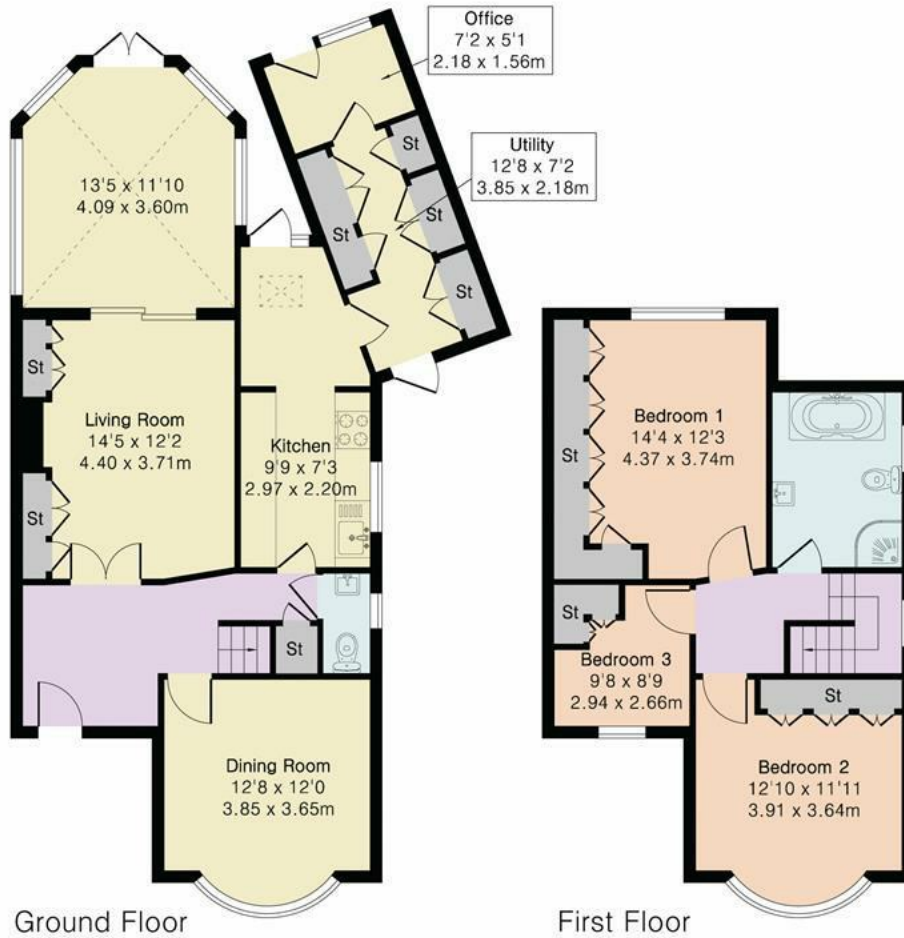
Large front garden showing space for off street parking and the well kept planted areas.



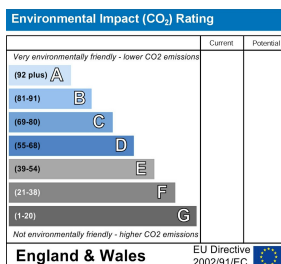
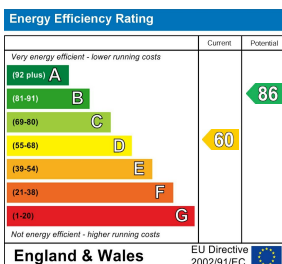
Approximate Gross Internal Area 1360 sq ft - 126 sq m

Ground Floor Area 850 sq ft – 79 sq m

First Floor Area 510 sq ft – 47 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.

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