



EVELYN ROAD, COCKFOSTERS, EN4

Welcome to Evelyn Road, Cockfosters - a stunning location for this luxurious family home. This property boasts 4 reception rooms, 4 bedrooms, and a very large modern bathroom, making it the perfect space for a growing family, a rare find in this sought-after area. Featuring 2 intercommunicating reception rooms, ideal for entertaining guests or simply relaxing with the family. The large extended family room to the rear of the property is bathed in natural light thanks to a skylight, creating a bright and airy space for all to enjoy.

The luxury fitted kitchen is complete with a large breakfast bar. This is the heart of the home where meals can be prepared and enjoyed together.

The secluded rear garden is perfect for outdoor gatherings or simply unwinding after a long day.

Situated in a peaceful residential area, it is also conveniently located within the catchment area of excellent local schools catering to all ages.

One of the standout features of this property is its proximity to Cockfosters Tube Station (Piccadilly Line), making commuting a breeze. Additionally, with easy access to buses, shops, restaurants, Trent Park, and other local amenities, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this bright, spacious, luxury family home your own. Contact us today to arrange a viewing and step into your dream home in Cockfosters.



ACCOMMODATION

- * ATTRACTIVE ENTRANCE HALL * 3 INTER-CONNECTING RECEPTION ROOMS - 2 WITH TILED FIREPLACES, THE 3RD HAS A FEATURE BRICK WALL & BI-FOLDING DOORS TO THE REAR GARDEN + A LARGE DOUBLE GLAZED SKYLIGHT. LUXURY FITTED KITCHEN/DINER WITH 6 SEATER BREAKFAST BAR & WALK IN LARDER * 4TH RECEPTION ROOM * UTILITY AREA * 4 BEDROOMS * VERY LARGE BATHROOM WITH SEPARATE SHOWER UNIT * MATURE REAR GARDEN * OFF STREET PARKING TO FRONT - WITH POTENTIAL TO ADD ANOTHER SPACE *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, FEATURE FIREPLACES, OAK FLOORING THROUGHOUT THE GROUND FLOOR * PAINTED WOOD PANELLING *

PRICE: £1,100,000 FREEHOLD

**ENTRANCE HALL:
Oak Flooring, Painted Panelled Walls.**



**EXTENDED REAR RECEPTION ROOM (pic 1) 29' x 26'3 (inclusive) (8.84m x 8.00m (inclusive))
A Feature Brick Wall and Double Glazed Skylight. Open Plan to Luxury Fitted Kitchen/Diner. Bi-Folding Double Glazed Doors to Garden.**



**EXTENDED REAR RECEPTION ROOM (pic 2)
Different Aspect Showing Brick Wall Feature and the Skylight.**

EXTENDED REAR RECEPTION (pic 3)

Literally Showing Through the 3 Reception Rooms Right to the Front.

CENTRAL RECEPTION ROOM: 17'7" x 11'3" (5.36m x 3.43m)

Tiled Feature Fireplace with Wooden Surround and Tiled Inset, Door to Hallway. French Door to Front Reception Room. Wide Opening to Rear Reception Room. Oak Flooring.



FRONT RECEPTION ROOM (pic 1) 14'7 x 12'3 (4.45m x 3.73m)

Double Glazed Window to Front, Feature Fireplace with Wooden Surround & Tiled Inset, Oak Flooring, Cornicing, Spotlights, Covered Radiator, 3/4 Height Wooden and Freshly Painted Panelled Walls in Farrow & Ball Paint.



FRONT RECEPTION ROOM (pic 2)

Different Aspect With Double Doors Connecting with the Central and Rear Reception Rooms, But Also Allowing for it to be used Independently.

LUXURY FITTED KITCHEN/DINER (pic 1) 19'9" x 14'9" (6.02m x 4.50m)

Very Spacious and Well Fitted with Ample Floor & Wall Units. 1.5 Inset Sink with Mixer Taps, 5 Ring Gas Ring, Eye Level Double Oven. Integrated Fridge/Freezer, Integrated Dishwasher, Large Breakfast Bar with Units Beneath. French Doors to Garden + Large Double Glazed Window to Side. Large Radiator. Karndean Flooring.



**LUXURY FITTED KITCHEN/DINER (pic 2)
Showing the Large Breakfast Bar for 6 People.**



LUXURY FITTED KITCHEN/DINER (pic 3)



INTEGRATED PANTRY CUPBOARD

A Deep Corner Fitted Walk in Larder Cupboard Adding a Very Useful Addition to this Luxury Fitted Kitchen/Diner.



SNUG / STUDY 16' x 6'9 (4.88m x 2.06m)
A Very Useful Room Approached From the Luxury Fitted Kitchen/Diner.



UTILITY AREA

Purpose Bult Fitted Cupboard Matching the Kitchen Units, with Plumbing and Housing for both a Washing Machine and a Tumble Dryer. There is also a Coffee Making Area.

LANDING



BEDROOM 1 15' x 11'9 (4.57m x 3.58m)
Fitted Wardrobes, Radiator, Double Glazed Window to Front. Further Fitted Cupboard Into Gable.



BEDROOM 2 14'10 x 10'3 (4.52m x 3.12m)
Double Glazed Window to Rear, Laminate Flooring, Radiator, Picture Rail.



BEDROOM 3 11'2 x 8'1 (3.40m x 2.46m)
Double Glazed Window to Rear, Fitted Carpet, Picture Rail, Radiator.



BEDROOM 4 / STUDY 8'9 x 7' (2.67m x 2.13m)
Double Glazed Corner Window, Fitted Carpet, Radiator, Picture Rail.



LUXURY BATHROOM/WC (pic 1) 14'3 x 7'3 (4.34m x 2.21m)

Larger than Average & Double Glazed Windows to Front, Rear & Side. Panelled Oval Bath with Mixer Taps & Shower Attachment, Built in Low Flush WC., Wash Hand Basin with Mixer Taps. Extractor Fan.



LUXURY BATHROOM/WC (pic 2)

Different Aspect of Bathroom. Karndean Flooring. Half Tiled Walls. Fully Tiled to Shower Area. Shaver Point in Mirror.



REAR GARDEN

Mature Rear Garden with Pretty Chamelia, Laurel and Other Mature Shrubs. Laid to Lawn, Large Patio Area. Reasonably Secluded. Attractive Pergola with Circular Decking.



REAR ELEVATION OF PROPERTY

Rear Elevation of Property, Also Showing Extension Potential.



Approximate Gross Internal Area 1702 sq ft – 158 sq m

Ground Floor Area 1069 sq ft – 99 sq m

First Floor Area 633 sq ft – 59 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.

Michael Wright Estate Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		70 83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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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