



KENT DRIVE, COCKFOSTERS, EN4

We are delighted to Offer for Sale this EXTENDED HALLS ADJOINING SEMI-DETACHED, BRIGHT, SPACIOUS & WELL PRESENTED 6 BEDROOM, 2 BATHROOM HOUSE WITH VERY LARGE GROUND FLOOR ACCOMMODATION WITH ELECTRIC GATED OWN DRIVE & OFF STREET PARKING.

THOUGHTFULLY EXTENDED ON BOTH FLOORS TO THE SIDE, SINGLE STOREY TO THE REAR AND INTO THE LOFT, THEN BEAUTIFULLY RENOVATED, offering nearly 1200sqft of internal living space to the ground floor, plus 6 bedrooms (1 currently used as a home-office) and 2 bathrooms to the upper floors and well-maintained and well-planned garden offering an astro-turfed lawn with planted borders, wooden summer-house (currently used a gym), patio with covered gazebo and a full bbq area.

Situated in a Superb location, on a quiet street, opposite open green school fields, (Southgate School) within easy walking distance to local shops and restaurants, Cockfosters underground station and Trent Park,
An absolutely stunning home, in the heart of Cockfosters, that must be viewed.



ACCOMMODATION

- * COMPOSITE DOOR INTO ENTRANCE PORCH * SOLID WOOD FRONT DOOR INTO THE RECEPTION HALLWAY * LARGE LIVING ROOM TO FRONT * SEPARATE 22FT TV / DINING ROOM TO REAR *
- STUNNING 22FT FITTED KITCHEN/DINER * DOWNSTAIRS CLOAKROOM * FULLY FITTED UTILITY ROOM
- * 6 BEDROOMS (4 DOUBLES & 2 SINGLES) * LARGE FAMILY BATHROOM * 50FT WEST-FACING REAR GARDEN WITH PATIO AREA, LAWN, BBQ AREA & SUMMERHOUSE * BLOCK-PAVED DRIVEWAY FOR 4 CARS WITH ELECTRIC REMOTE-CONTROL GATES *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, BURGLAR ALARM, CCTV *

PRICE: £1,300,000 FREEHOLD

GATED DRIVEWAY

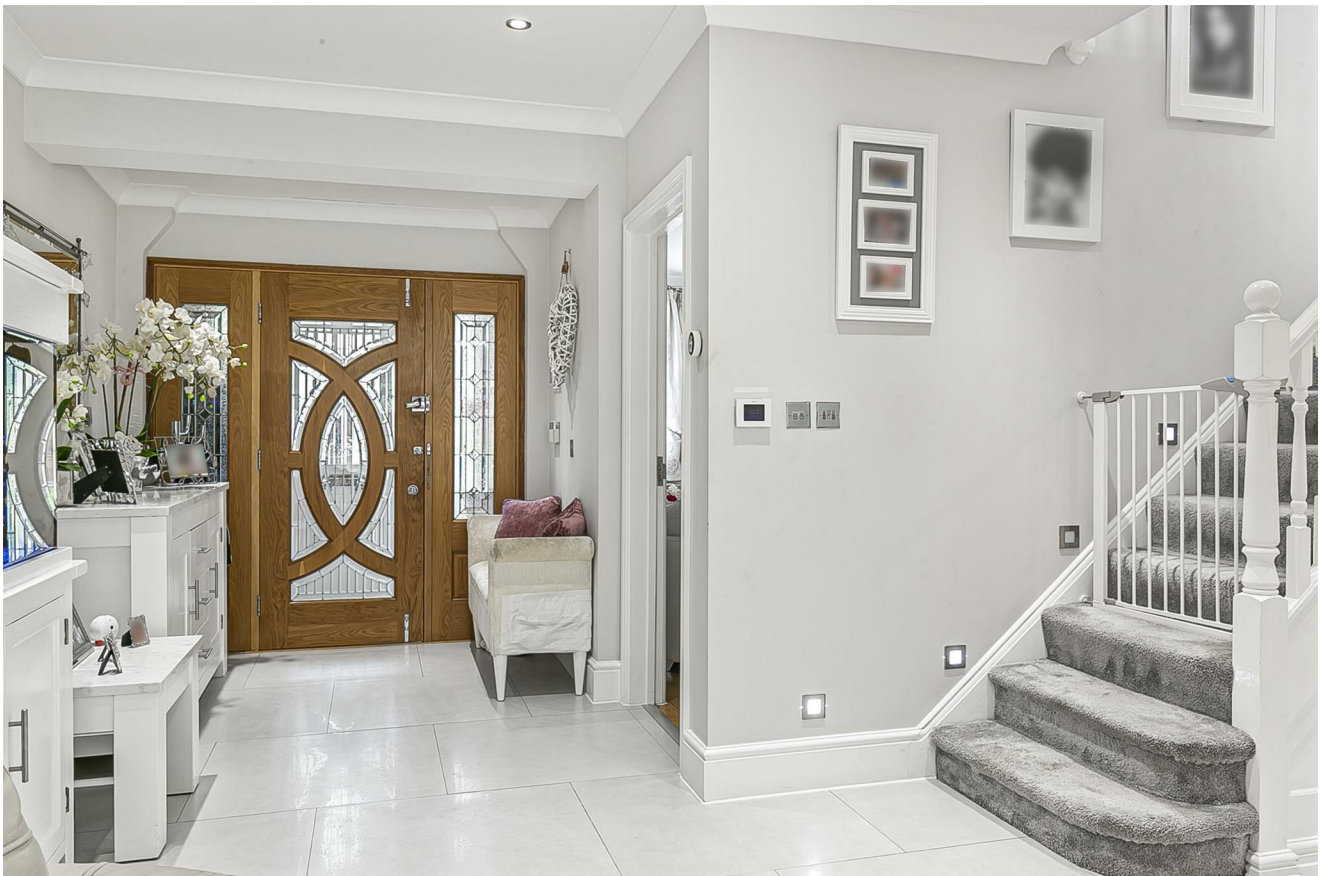
With remote-controlled folding electric gates, surveillance cameras and entryphone system. Block-paved driveway for upto 4 cars and mature shrubs.

2 Steps upto the covered entrance and into the porch.



ENTRANCE HALL

Porch leading to the large entrance hall which opens out to the extended rear reception room. Access to the front living room, downstairs WC and stairs up to the first floor. Porcelain tiled flooring with zoned underfloor heating, coving and spotlights to the ceiling.



LIVING ROOM 16'4" x 12'5" (4.98m x 3.78m)

Double glazed bay window to the front with plantation shutters. Solid oak flooring, pendant and spot lighting with coving and in built sound system to the ceiling.



LIVING ROOM (PIC 2)



RECEPTION ROOM 22'5" x 11'10" (6.83m x 3.61m)

Double glazed bi-fold doors to the rear. A bright, spacious reception room with porcelain tiled flooring with underfloor heating. Coving and spotlights to the ceiling. Built in TV & Media unit offering ample storage in a sleek and contemporary style.



RECEPTION ROOM (PIC 2)



DINING AREA



KITCHEN/DINING ROOM 22'0" x 17'0" (6.71 x 5.19)

A large, luxury modern well fitted kitchen. Skylight to the ceiling and double glazed window to the rear. There is a large island in the center of the kitchen with granite worktop, built in wine fridge, shaker style drawers and base units and space for 4 to be seated with pendant lighting above. Stainless steel sink with mixer tap, large double oven, electric hob and stainless steel chimney hood. Pendant, spot lighting and coving to the ceiling, porcelain tiled floors with underfloor heating.



KITCHEN/DINING ROOM (PIC 2)



UTILITY ROOM 7'10" x 7'8" (2.40 x 2.35)

Double glazed window to the side. Porcelain flooring, plumbed for washing machine, space for tumble dryer and refrigerator. Shaker style base and wall units, with tiled splash back, spotlights and coving to the ceiling.



DOWNSTAIRS WC

High level WC with ceramic pull and chrome chain. Wash hand basin with mixer taps and vanity unit beneath.



SECOND FLOOR LANDING **Storage cupboards in the eaves.**



BEDROOM 1 (LOFT) 17'8" x 15'3" (5.40 x 4.67)

Two double glazed windows to the rear and a double glazed Velux window to the front letting in lots of natural light. Solid oak flooring, spotlights to the ceiling and access to the ensuite bathroom.



ENSUITE BATHROOM

A large ensuite with double glazed frosted window to the rear. Full sized tiled bath with glass shower screen and rain shower above. Pedestal wash hand basin, low flush WC, chrome heated towel rail and tiled flooring.



FIRST FLOOR LANDING



BEDROOM 2 16'3" x 12'6" (4.96 x 3.83)

Double glazed bay window to the front. Solid oak flooring with coving and spotlights to the ceiling.



BEDROOM 3 14'11" x 12'0" (4.55 x 3.68)

Double glazed bay window to the front. Solid oak flooring with coving and spotlights to the ceiling.



BEDROOM 4 9'7" x 7'7" (2.93 x 2.32)

Double glazed french doors out to the balcony to front.



BEDROOM 5 (study) 12'6" x 5'6" (3.81m x 1.68m)

Currently used as a home office, Double glazed window to rear, oak engineered wood flooring, with units, shelves and a desk fitted to two walls.



BEDROOM 6 (walk-in wardrobe) 11'7" x 5'6" (3.53m x 1.68m)

Currently used as a walk-in wardrobe. Double glazed window to front with dressing table under, oak engineered wood flooring, sliding door wardrobes to one wall.



FAMILY BATHROOM

Double glazed window to the rear, fully tiled walls & floor, with large walk-in shower cubicle, corner bath, twin round bowl mounted basins & WC



REAR GARDEN approximately 50' (approximately 15.24m)

Covered Patio / BBQ area / Astro-turf Lawn with borders either side / Summer house with light & power, currently used as gym.



REAR GARDEN (PIC 2)



BARBECUE AREA

Brick built BBQ area with pitched roof and integrated extraction system, fitted stainless steel bbq, under-counter storage, external sink.



GARDEN PATIO / SEATING AREA

Covered by a full-width Pergola providing this shaded haven to the west-facing garden.



SUMMER HOUSE 13'00" x 10'1" (3.96m x 3.07m)

Wooden summer house at the end of the garden, currently used as a gym.



REAR ELEVATION



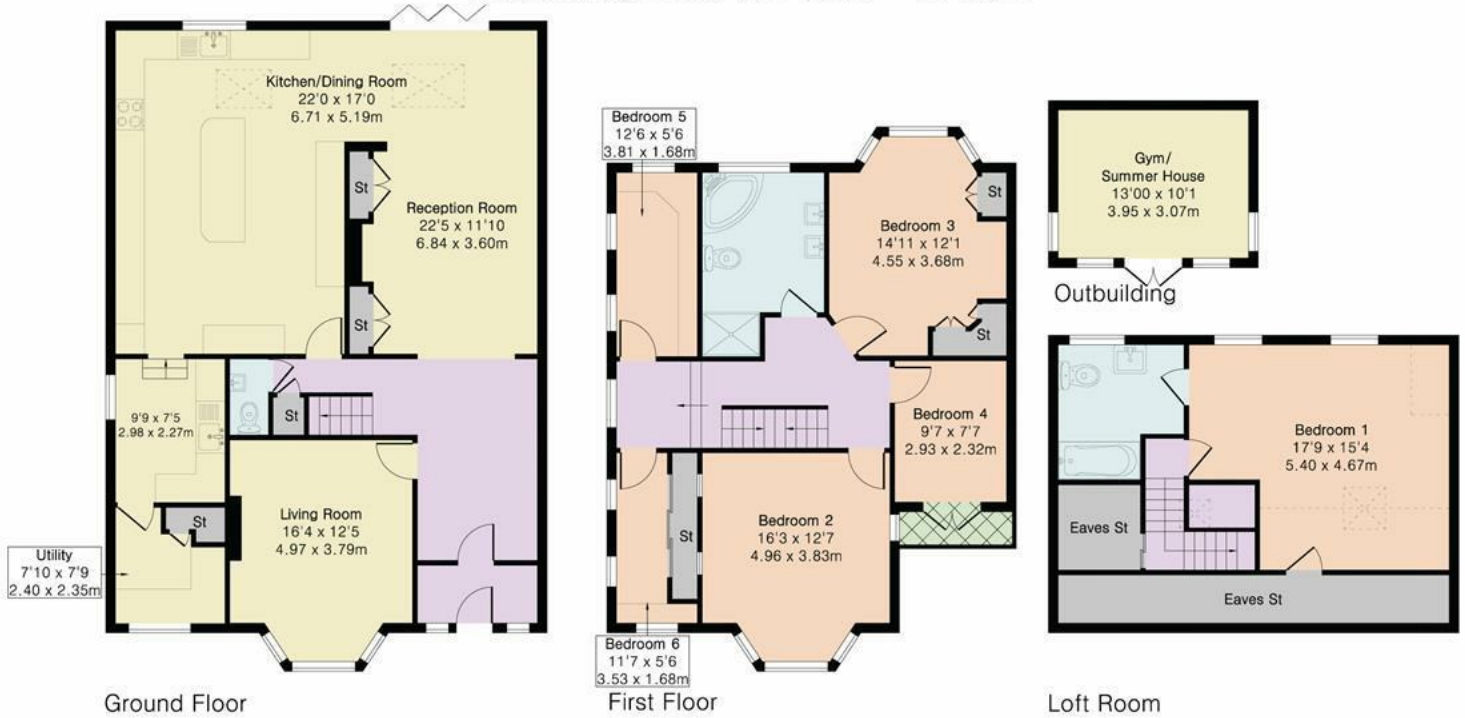
Approximate Gross Internal Area 2457 sq ft - 228 sq m

Ground Floor Area 1174 sq ft – 109 sq m

First Floor Area 781 sq ft – 73 sq m

Loft Room Area 371 sq ft – 34 sq m

Outbuilding Area 131 sq ft – 12 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		71	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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.

