



MOUNT PLEASANT, COCKFOSTERS, EN4

A deceptively spacious detached family home located on the upper end of Mount Pleasant. Built in the late 60s and refurbished in the late 80s, boasting 3 double bedrooms, a large 24ft Lounge/Diner, a Kitchen/Breakfast room, plus a conservatory. To the front, there is an integral garage with a driveway providing off-street parking for 3-4 cars and mature 60ft rear garden.

This property is ideal for a family looking for a house with the conveniences that Cockfosters has to offer, but also with the scope to grow with them. It has potential to convert the garage, extend to the rear and also up into the loft, subject to the usual permissions.

The property is located within a short walk to all amenities, including buses, Cockfosters Tube Station, shops, restaurants and good schools, with Trent Primary School only 2 minutes away and a choice of local secondary schools including, East Barnet, Southgate and JCoSS.
Offered Chain Free.



ACCOMMODATION

* ENTRANCE HALL * LARGE 24FT LOUNGE/DINER * KITCHEN/BREAKFAST ROOM*
CONSERVATORY * DOWNSTAIRS WC * 3 DOUBLE BEDROOMS * FAMILY BATHROOM * MATURE
60FT REAR GARDEN * OFF STREET PARKING FOR 3-4 CARS TO THE FRONT * INTEGRAL
GARAGE * SCOPE TO EXTEND - STPP *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £950,000 FREEHOLD

ENTRANCE HALL

Enter through the UPVC door, window to side, oak effect flooring, coving to the ceiling and pendant lighting. Doors leading to the kitchen/breakfast room and the large lounge/diner. Carpeted stairs leading to the first floor.



DOWNSTAIRS WC

Double glazed window to front, fully tiled walls, wall mounted basin, WC & radiator.

LOUNGE/DINER 24'6" x 17'11" (7.47 x 5.47)

Double glazed French Doors leading to the rear garden. Carpeted floor, with coving to the ceiling and both pendant and wall hung lighting. Two double radiators and feature fireplace. Larger than average living space.



KITCHEN/BREAKFAST ROOM 12'9" x 11'10" (3.90 x 3.62)

Double glazed window to the front. Oak effect flooring, Oak fronted wall and base units with integrated fridge freezer, plumbed for washing machine, space for tumble dryer. Gas hob, double oven, stainless steel sink with mixer tap and space for dishwasher to the side.



KITCHEN/BREAKFAST ROOM (pic 2)



CONSERVATORY 22'3" x 8'7" (6.80 x 2.63)

Double glazed conservatory accessed via the kitchen & garage. Laminate flooring, large double radiator, fan to the ceiling. Double glazed door leading to the garden.



FIRST FLOOR LANDING

Double glazed window to the side. Carpeted, with wooden balustrade, pendant lighting & coving to the ceiling. Access to all three bedrooms & the family bathroom.



BEDROOM 1 19'4" x 17'1" (5.90 x 5.23)

A larger than average L-Shaped main bedroom. Two large double glazed windows to the front, letting in lots of natural light. Carpeted, fitted wardrobes offering ample storage along one wall, pendant lighting & coving to the ceiling.



BEDROOM 1 (pic 2)
A different aspect, further highlighting how spacious the room is.



BEDROOM 2 18'1" x 14'0" (5.52 x 4.27)
Two double glazed windows to the rear with radiator beneath. Carpeted, fitted wardrobes & pendant lighting.



BEDROOM 2 (pic 2)



BEDROOM 3 13'0" x 11'8" (3.97 x 3.56)
Double glazed window to the side. Carpeted, radiator & fitted wardrobes.



BATHROOM

Double glazed frosted window to the front with radiator beneath. A fully tiled bathroom with four piece suite comprising of a full sized paneled bath, shower cubicle, pedestal wash hand basin & low flush WC.



GARDEN 60'0" x 35'1" (18.30 x 10.70)

A mature and well kept garden, mainly laid to lawn with a patio area and well established bushes and shrubs.



GARDEN (pic 2)



REAR ELEVATION



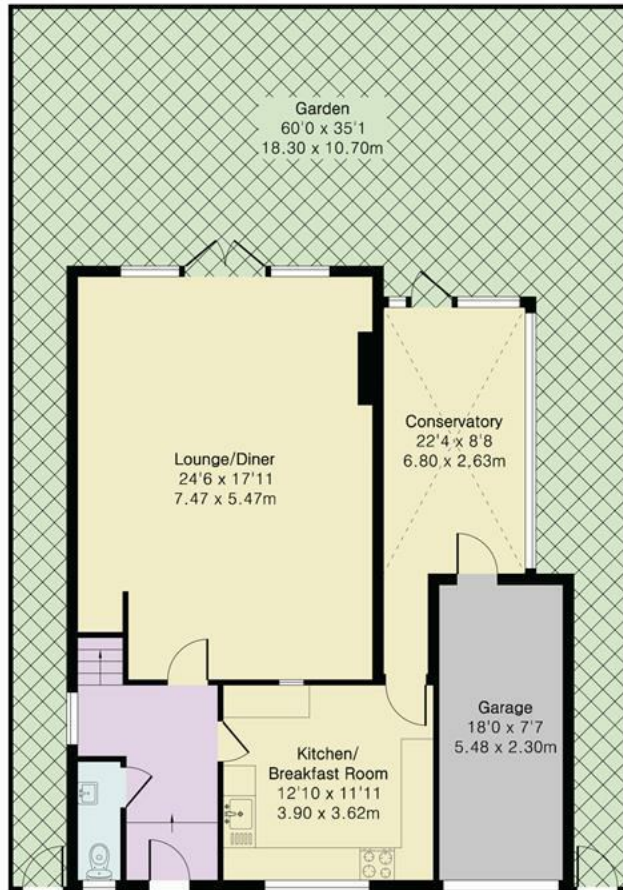
INTEGRAL GARAGE 17'11" x 7'6" (5.48 x 2.30)



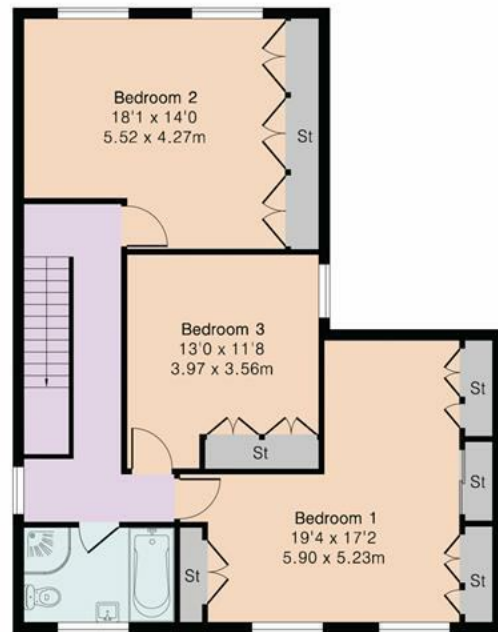
Approximate Gross Internal Area 1864 sq ft - 173 sq m

Ground Floor Area 1024 sq ft – 95 sq m

First Floor Area 840 sq ft – 78 sq m



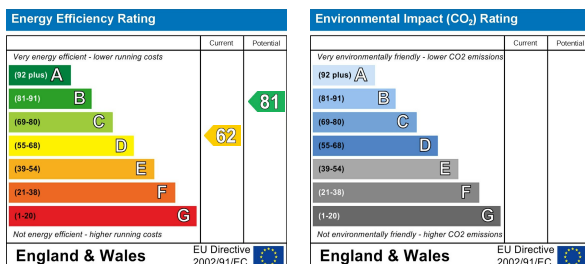
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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