



SUSSEX WAY, COCKFOSTERS, EN4

Offered for sale in the sought-after Cockfosters area is this exceptional semi-detached house. This beautifully presented home offers bright & spacious accommodation with a real charm.

On the ground floor you will find two elegant reception rooms, a fully fitted luxury kitchen with integrated appliances and a guest cloakroom.

To the first floor, there are 3 good sized bedrooms and a luxury family bathroom, whilst in the loft there is lovely main bedroom with an ensuite bathroom and a dedicated wardrobe area.

To the rear, a 50ft garden awaits, complete with a decked patio, astro-turf lawn and a superb summerhouse, perfect for use as a Gym or Home Office. There is off-street parking for 2 cars in the front and access to the garage at the rear via the shared driveway.

Located just a level walk away from the popular Cockfosters Parade and Underground station, an array of local boutiques, eateries, and supermarkets are all within easy reach. Families will also benefit from close proximity to the areas excellent primary and secondary schools.

Properties of this calibre and position are rarely available, viewing is highly recommended.



ACCOMMODATION

* BRIGHT & SPACIOUS ENTRANCE HALL * TWO SEPARATE RECEPTION ROOMS * RENOVATED & PRESENTED BEAUTIFULLY * DESIGNER FITTED KITCHEN * 3 GOOD SIZED BEDROOMS & 1 LARGE SINGLE * MODERN BATHROOM * LOFT ROOM BEDROOM WITH ENSUITE & WALK IN WARDROBE * OFF STREET PARKING FOR 2 CARS * 50FT REAR GARDEN WITH SUMMERHOUSE / GYM * GARAGE WITH ACCESS VIA SHARED DRIVEWAY *

* GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, SKYLIGHTS, ENGINEERED WOOD FLOORING & MANY LUXURY FEATURES *

PRICE: £950,000 FREEHOLD

ENTRANCE HALL

Enter through the original solid wood door with stained glass window to the side. Solid oak herringbone flooring, original picture rail detailing, contemporary pendant lighting & coving to the ceiling.



FRONT RECEPTION 11'11" x 11'0" (3.63m x 3.35m)

Double glazed bay window to the front with plantation shutters & flat panel radiator beneath. Engineered Oak wood flooring with original picture rail detailing, contemporary lighting & coving to the ceiling. Stovax wood burner with limestone surround.



REAR RECEPTION 17'8" x 12'4" (5.38m x 3.76m)

Double glazed bifold doors to the rear & floor to ceiling double glazed window to the side. Painted engineered Oak wood flooring, Stovax wood burner with limestone surround, flat panel radiator. Picture rail & ceiling rose detailing, coving & contemporary lighting.



REAR RECEPTION (Pic 2)



LUXURY KITCHEN 11'11" x 7'3" (3.64 x 2.21)

Contemporary double glazed French Doors leading to the rear. This luxury kitchen is fitted with grey high gloss, handleless wall & base units, and has been thoughtfully designed with patterned floor tiles, fitted double oven, plumbed for a washing machine, integrated fridge freezer, dishwasher & ceramic hob with extractor fan above.



KITCHEN (Pic 2)

A different aspect showing access to the hallway.



GUEST CLOAKROOM

Frosted double glazed window to the side. Tiled flooring and partially tiled walls. Low flush WC, vanity unit & round countertop wash hand basin. Radiator.



2nd FLOOR LANDING

Arial view showing the glass balustrade. Carpeted stairs.



BEDROOM 1 (loft) 14'10" x 12'4" (4.52m x 3.76m)

Double glazed sliding doors to the rear & giving access to the Juliette balcony & Velux window to the front.
Carpeted, with sliding barn doors giving access to the walk in wardrobe & ensuite shower room.



BEDROOM 1 (loft) Pic 2



WARDROBE AREA (loft) 5'10" x 5'10" (1.8 x 1.8)

Fitted with floor to ceiling wardrobe storage to 3 walls.

ENSUITE SHOWER ROOM (loft)

With velux window to the front, fully tiled walls with vertical subway tiles and tiled floor. Large shower cubicle with thermostatic shower, wall hung wash hand basin with drawers beneath and low flush WC. Matte black heated towel Radiator.



1ST FLOOR LANDING



BEDROOM 2 12'00" x 11'8" (3.66m x 3.56m)

Double glazed bay window to front with day & night blinds, radiator beneath. Neutrally decorated with picture rails and a decorative fireplace. Carpeted Floors. Fitted sliding door wardrobes.



BEDROOM 3 11'11" x 11'5" (3.63m x 3.48m)

Double glazed bay window to rear with curtains, carpeted floors, picture rails and a decorative oak fireplace.



BEDROOM 4 12'0" x 8'00" (3.66m x 2.44m)

Double glazed bay window to front with venetian blinds, radiator beneath, carpeted floors, picture rails.



FAMILY BATHROOM

Two Double glazed windows to the side, fully tiled walls & floor, full-sized shower bath with glass shower screen, floating basin with drawer beneath & mirrored bathroom cabinet above, WC. Chrome heated towel rail.



LANDSCAPED GARDEN 47'7" x 25'5" (14.52m x 7.76m)

Approx 50ft South-facing garden, with a large composite deck and the rest mainly laid lawn (astro-turf). Path along the side leading to the side-entrance of the garage and into the Summerhouse/ Gym/Home Office.



LANDSCAPED GARDEN (Pic 2)



REAR ELEVATION



SUMMERHOUSE / GYM / OFFICE 17'1 x 8'9 (5.21m x 2.67m)

Red Cedar wood vertical panelled Summerhouse, with grey double-glazed windows to side & front and French doors out to the garden. With vinyl floors and neutral white decor, spotlights and power sockets. Insulated, with power & WiFi. Perfect for use as a home gym or a home office.



SUMMERHOUSE / GYM / OFFICE (Pic 2)



GARAGE 15'4 x 8'10 (4.67m x 2.69m)

Accessed from the shared driveway leading to the garage with electric roller door to front and side door access into the garden. Red Cedar wood panelled external walls to reflect the design of the Summerhouse.



Approximate Gross Internal Area 1354 sq ft - 126 sq m

Excluding (Garage & Outbuilding)

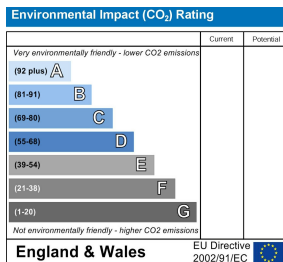
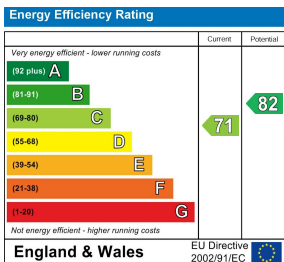
Ground Floor Area 561 sq ft – 52 sq m

First Floor Area 518 sq ft – 48 sq m

Second Floor Area 275 sq ft – 26 sq m

Garage Area 135 sq ft – 13 sq m

Outbuilding Area 149 sq ft – 14 sq m



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.