



LANGFORD CRESCENT, COCKFOSTERS, EN4

OFFERING FOR SALE, THIS EXTENDED 3 BEDROOM, 2 BATHROOM, 3 RECEPTION SEMI-DETACHED HOUSE WITH GARAGE, OWN DRIVE & 100FT SOUTH-FACING GARDEN IN A POPULAR & CONVENIENT COCKFOSTERS LOCATION.

On the Ground Floor there is a 25ft Through Lounge Leading to the Fitted Kitchen/Breakfast room & Sitting Room. The property is also extended behind the garage to provide a utility room and downstairs Cloakroom/Shower Room, whilst there are 3 Bedrooms & a Family Bathroom on the First Floor.

The 100ft southerly facing Rear Garden is Mainly Laid to Lawn with a block-paved Patio Area and there is Off Street Parking to the Front, as well as a garage providing storage & side access through to the garden. There is ample Scope & Potential to extend it further, by converting and building over the Garage, adding a Rear Extension and adding a loft conversion - Subject to Usual Consents.

Located only 6 Minutes level walk to Cockfosters Parade for it's Local amenities Including; the Tube, Buses, Shops, Restaurants, Trent Country Park and Trent School, Whilst Other Schools are also Close By. OFFERED CHAIN FREE & Certainly Worthy of an Internal Viewing. PROBATE NOT GRANTED YET.



ACCOMMODATION

* ENTRANCE HALL * 25FT THROUGH LOUNGE * 23FT L-SHAPED FITTED KITCHEN/BREAKFAST ROOM * DOWNSTAIRS SHOWER ROOM * 3 BEDROOMS * FAMILY BATHROOM * 100FT SOUTH-FACING REAR GARDEN * GARAGE, OWN DRIVE & OFF-STREET PARKING * FURTHER EXTENSION POTENTIAL - SUBJECT TO USUAL CONSENTS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £750,000 FREEHOLD

ENTRANCE HALL 10'0 x 5'4 (3.05m x 1.63m)

Entrance porch leading into the entrance hall through the glazed panelled door. Carpeted, with pendant lighting & coving to the ceiling. Door leading to the fitted kitchen.



KITCHEN / BREAKFAST ROOM 23'4 x 14'8 (max) (7.11m x 4.47m (max))

Double glazed French Doors & window to the rear. Handy understairs storage, tiled flooring & ample wooden wall & base units. Laminate worktops on either side, tiled splashback, freestanding electric oven & hob with chimney hood above. Space for fridge freezer & a further under counter freezer & plumbed for washing machine. Access to downstairs shower room.



KITCHEN / BREAKFAST ROOM (pic 2)
A different aspect showing the dining area & additional base units.



DOWNSTAIRS SHOWER ROOM

Double glazed frosted window to the side. Tiled flooring & partially tiled walls, low flush W/C, wash hand basin with vanity unit beneath & mirror above, glass shower cubicle. Radiator.



THROUGH LOUNGE 25'3 x 11'11 (7.70m x 3.63m)

Accessed from the kitchen, with double glazed sliding doors leading to the sitting room at the rear & double glazed bay window to the front with a large radiator to one wall & another in the dining area. Carpeted with a coal effect gas fire with granite surround. Coving & pendant lighting to the ceiling.



LIVING ROOM AREA

Different aspect showing the living room area of the through lounge.



DINING ROOM AREA



SITTING ROOM 11'5 9'3 (3.48m 2.82m)

Accessed through the double glazed doors from the through lounge. Double glazed French Doors to the rear giving access to the garden. Laminate flooring, coving & wall hung lighting. Radiator.



FIRST FLOOR LANDING

Double glazed window to the side. Carpeted stairs leading to all three bedrooms & to the bathroom. Pendant lighting to the ceiling.



BEDROOM 1 13'3 x 10'8 (4.04m x 3.25m)

Double glazed bay window to the front. Carpeted, with built-in wardrobes to one wall & pendant lighting. Large radiator.



BEDROOM 2 11'10 x 10'9 (3.61m x 3.28m)

Double glazed window to the rear with radiator beneath. Carpeted, with built-in wardrobes to one wall & pendant lighting.



BEDROOM 3 8'1 x 6'9 (2.46m x 2.06m)

Double glazed window to the front with radiator beneath. Carpeted, with pendant lighting.



BATHROOM

Double glazed frosted window to the rear. Low slush W/C with mirrored cupboard above. Pedestal wash hand basin with mirror above. Panelled bath with shower attachment. Fully tiled walls & lino flooring.



REAR GARDEN approx 110'2" x 32'9" (approx 33.60m x 10.00m)

A large, well kept garden with a paved patio area, large lawn area and mature trees & shrubs, two water butts, outdoor tap & two useful sheds. Side access via the integral garage.



REAR GARDEN (pic 2)

A different view point showing the rear area of the garden which currently has two paved allotment areas & the 2nd shed to the rear.



REAR ELEVATION



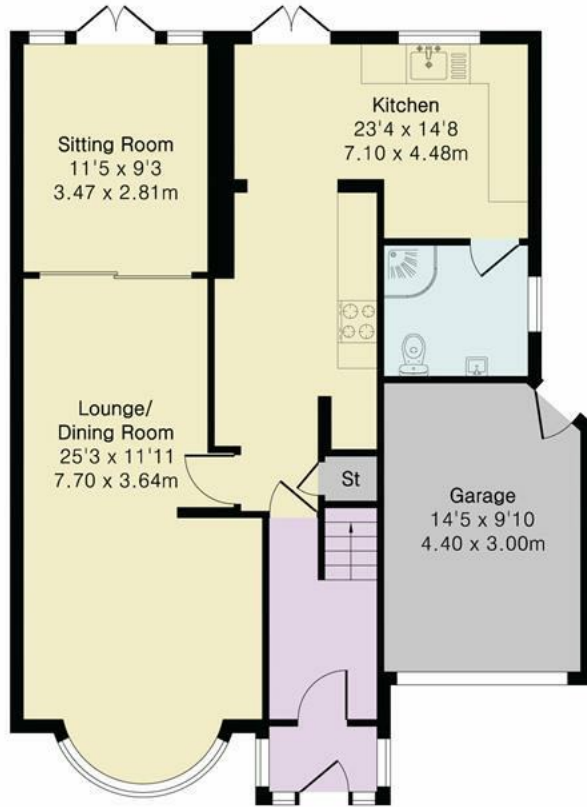
**GARAGE & OWN DRIVE 14'5 x 9'10 (4.39m x 3.00m)
With electric roller-shutter garage door.**

**Approximate Gross Internal Area 1170 sq ft - 109 sq m
(Excluding Garage)**

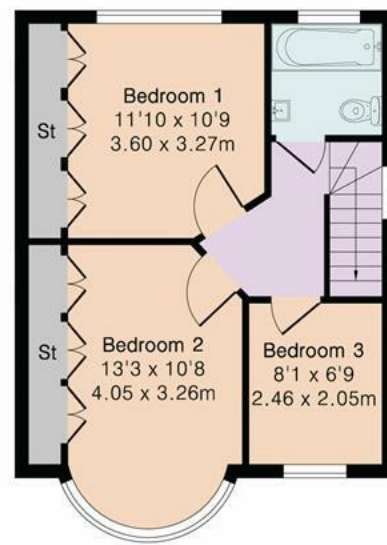
Ground Floor Area 761 sq ft – 71 sq m

First Floor Area 409 sq ft – 38 sq m

Garage Area 139 sq ft – 13 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.



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		60	74
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.