



NORRYS ROAD, COCKFOSTERS, EN4

We are pleased to offer for sale, this beautifully presented four-bedroom semi-detached house in a peaceful residential turning in Cockfosters. With it's loft conversion, the property boasts generous and versatile accommodation across three floors.

Upon entering, there is a welcoming entrance hallway leading to the front and rear reception rooms, the well-fitted kitchen and a guest cloakroom.

Upstairs, there are four well-proportioned bedrooms and two bathrooms, one of which is an en-suite. The home's impressive 148ft rear garden has been meticulously maintained, benefitting from side access and a spacious outbuilding / summer house. There is also a separate garage and shared driveway with space for two cars.

Well located, a short walk from Cockfosters Road with its shops, restaurants, and supermarkets. Excellent transport links are close by, including Cockfosters Tube Station on the Piccadilly Line and multiple bus routes. The property is close to excellent local schools, including a direct bus route to Dame Alice Owen's School, as well as the wide green open spaces of Trent Country Park.

Arrange a viewing to truly appreciate all that this property has to offer.



ACCOMMODATION

* WELCOMING ENTRANCE HALL * 2 RECEPTION ROOMS - 1 WITH FEATURE FIRPLACE * FITTED KITCHEN WITH BREAKFAST BAR * 4 BEDROOMS - ONE WITH EN-SUITE BATHROOM WITH SEPARATE SHOWER UNIT * ADDITIONAL FAMILY BATHROOM WITH SEPARATE SHOWER UNIT * 148FT MATURE REAR GARDEN * OFF STREET PARKING TO FRONT - SHARED DRIVEWAY WITH SEPARATE GARAGE *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, FEATURE FIREPLACE, ENGINEERED OAK FLOORING THROUGHOUT THE GROUND FLOOR *

PRICE: £975,000 FREEHOLD

ENTRANCE PORCH

Enter through the double glazed doors into the porch, leading to the bright and spacious entrance hall.



ENTRANCE HALL

A partially glazed solid wood front door with stained glass. Engineered oak flooring, with an original stained glass port hole window, picture rails & coving to the ceiling. Bright & neutrally decorated with both pendant & wall hung lighting. Access to the front reception, rear reception, kitchen, guest WC & stairs to the first floor landing.



FRONT RECEPTION 15'9" x 11'11" (4.80m x 3.63m)

Double glazed bay window to the front with radiator beneath & engineered oak flooring. Gas coal effect wrought iron feature fireplace with oak surround. Picture rails, & coving to the ceiling, with wall hung lighting.



REAR RECEPTION 18'6" x 11'4" (5.64m x 3.45m)

Double glazed bay with French Doors & leaded windows to the rear, engineered oak flooring, pendant lighting to the ceiling & additional wall hung lighting. Cabinet & shelves fitted into alcove, picture rails and radiator.



DINING AREA

A different aspect showing the dining area, leading to the French Doors.



KITCHEN 10'9" x 9'10" (3.28m x 3.00m)

Double glazed French Doors to the rear. Wooden shaker style wall & base units with granite worktops, tiled flooring, walls & splashback. Breakfast bar, stainless steel undermount sink, fitted double oven, integrated Neff microwave, fridge freezer & dishwasher. Ceramic hob with Neff chimney hood above. Spotlights to the ceiling and under cupboard lighting.



KITCHEN (PIC 2)



FIRST FLOOR LANDING

**Large stained glass window to the side letting in lots of natural light & fitted book shelving along one wall.
Carpeted and giving access to bedrooms 2, 3, 4 & the family bathroom.**



BEDROOM 1 (LOFT) 22'3" x 16'5" (6.78m x 5.00m)

Double glazed French Doors to the rear with Juliet Balcony & 3 Velux windows to the front. Carpeted floor, fitted wardrobes, spotlights to the ceiling. Access to the en-suite bathroom & eaves storage.



BEDROOM 1 (PIC 2) LOFT

A different aspect showing access to the en-suite bathroom.



EN-SUITE BATHROOM

Double glazed window to the rear. Fully tiled walls & floor, comprising a full sized, panelled bath, glass corner shower cubicle, wall hung wash hand basin with vanity unit beneath & mirrored cabinet above & low flush WC. Chrome fixtures and fittings, including a heated towel rail.



BEDROOM 2 16'7" x 12'7" (5.05m x 3.84m)

Double glazed bay window to the front with radiator beneath. Carpeted floor, fitted wardrobes in the alcoves & coving to the ceiling.



BEDROOM 3 15'8" x 12'11" (4.78 x 3.94)

Double glazed door to the rear. Carpeted, with fitted shelving to one wall, picture rails, coving & spotlight bar lighting to the ceiling.



BEDROOM 4 8'11" x 8'7" (2.72m x 2.62m)

Double glazed window to the side. Carpeted floor, picture rails and coving to the ceiling.



FAMILY BATHROOM

Frosted window to the rear & small window to the side. Tiled flooring and partially tiled walls. Panelled bath, glass shower cubicle, pedestal wash hand basin & low flush WC, traditional chrome towel radiator. Chrome fixtures & fittings.



GARDEN 147'7" x 27'6" (45.00 x 8.4)

A large, well kept garden with a paved patio area and steps leading down to a large lawn area with mature trees & shrubs, pond, barbeque area, shed & large outbuilding. Gated side access via the shared driveway & past the garage. West facing.



GARDEN (PIC 2)

A different aspect showing the manicured lawn, shed & outbuilding to the rear.



OUTBUILDING / SUMMER HOUSE 17'11" x 16'4" (5.46m x 4.98m)



OUTBUILDING / SUMMER HOUSE INTERNAL VIEW



**Approximate Gross Internal Area 1752 sq ft - 163 sq m
(Excluding Garage/Outbuildings)**

Ground Floor Area 697 sq ft - 65 sq m
First Floor Area 628 sq ft - 58 sq m
Second Floor Area 427 sq ft - 40 sq m
Garage Area 136 sq ft - 13 sq m
Outbuildings Area 384 sq ft - 36 sq m



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		
	66	78
England & Wales	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.