



## **EVELYN ROAD, COCKFOSTERS, EN4**

**WE ARE PLEASED TO OFFER THIS UNEXTENDED, PURPOSE-BUILT 4 BEDROOM SEMI-DETACHED HOUSE WITH ATTACHED GARAGE, OWN DRIVE & OFFERING TREMENDOUS EXTENSION POTENTIAL - SUBJECT TO USUAL CONSENTS.**

It has been in the same family since it was built in 1934 and still boasts some of the original Oak wall panelling and Oak parquet flooring to the ground floor. There is a Front & Rear Reception Room, plus a separate Kitchen, Entrance Hall, Guest Cloakroom & integral garage. To the first floor, there are 4 bedrooms (2 doubles & 2 singles and a family bathroom. The Rear Garden (Approx. 70ft) is Mainly Laid to Lawn with a small patio area.

Running Between Belmont Avenue & Norrys Road and being within walking distance of Cockfosters Tube Station (Picc. Line), Buses, Shops, Restaurants, Schools, All Local Amenities & Trent Park, this property offers convenience & accessibility.

Offered Chain Free, but Subject to Probate Being Granted.

The property has been partially renovated with charming original features remaining, ready to be made your own. Viewings Highly Recommended.



### **ACCOMMODATION**

- \* ENTRANCE HALL \* FRONT & REAR RECEPTION ROOMS & SEPARATE RECENTLY FITTED KITCHEN \*
- \* DOWNSTAIRS WC \* 4 BEDROOMS \* MODERN BATHROOM WITH SEPARATE WC \* MATURE REAR GARDEN WITH PATIO AREA \* GARAGE & OFF-STREET PARKING \* ROOF REPLACED 4 YEARS AGO \*
- \* TREMENDOUS EXTENSION POTENTIAL SUBJECT TO USUAL CONSENTS \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: PARTIAL DOUBLE GLAZING, OAK FLOORING & WALL PANELS TO SOME LIVING SPACES ON THE GROUND FLOOR \*

**PRICE: £875,000 FREEHOLD**

### ENTRANCE HALL

Enter through the original solid wood, partially glazed door into the bright entrance hall. Herringbone solid oak original flooring & panelled walls. Understairs cupboard, access to the front reception, lounge, guest cloakroom & kitchen. Pendant lighting & coving to the ceiling.



### FRONT RECEPTION 14'1" x 12'2" (4.29m x 3.71m)

Double glazed, latticed bay window to the front. Original wooden floorboards & Oak panelled walls. Pendant lighting & coving to the ceiling. Large double radiator.



**REAR RECEPTION 17'5" x 11'2" (5.31m x 3.40m)**

Single glazed door & windows to the rear. Herringbone original oak flooring, pendant lighting & coving to the ceiling. Radiator.



**KITCHEN 14'11" x 11'2" (4.55 x 3.41)**

Single glazed window to the rear, laminate flooring, white base units & drawers with monochrome tiled splashback, laminate worktops & radiator. Archway leading to further kitchen space.



### **KITCHEN (PIC 2)**

**Double partially glazed door and window to the rear. Wall & base units, space for cooker/oven, plumbed for washing machine, stainless steel sink looking out to the garden.**



### **BEDROOM 1 14'8" x 13'1" (4.47m x 3.99m)**

**Double glazed lattice window to the front with radiator beneath. Laminate flooring, built in cupboard. Pendant lighting & coving to the ceiling.**



**BEDROOM 2 14'5" 10'3" (4.40 3.13)**

**Single glazed window to the rear with radiator beneath. Laminate flooring, pendant lighting & coving to the ceiling.**



**BEDROOM 3 11'2" x 7'7" (3.40m x 2.31m)**

**Single glazed window to the rear with radiator beneath. Laminate flooring, pendant lighting & coving to the ceiling.**



**BEDROOM 4 8'7" x 6'11" (2.62 x 2.11)**

**Dual aspect double glazed lattice window to the front with radiator beneath. Laminate flooring, pendant lighting & coving to the ceiling.**



**BATHROOM**

**Frosted double glazed lattice window to the front. Fully tiled bathroom with p-shaped bath with glass shower panel & wall hung thermostatic shower, wash hand basin with vanity unit beneath and a further base unit offering more storage.**



**SEPARATE WC**  
**Frosted double glazed window to the side, fully tiled, with low flush WC.**



**VIEW FROM BEDROOM 2**



**GARDEN approx 70' (approx 21.34m)**

**A good sized garden with patio area to front & laid to lawn to the rear. Handy outbuildings to one side of the garden.**



**REAR ELEVATION**



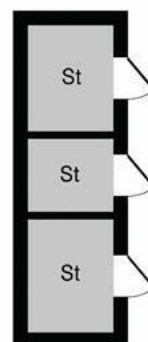
**Approximate Gross Internal Area 1244 sq ft - 116 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 599 sq ft – 56 sq m

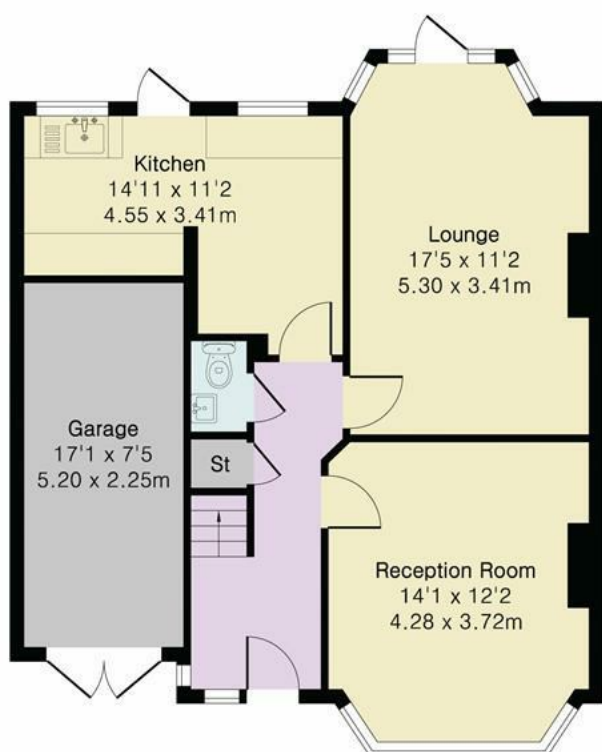
First Floor Area 645 sq ft – 60 sq m

Garage Area 128 sq ft – 12 sq m

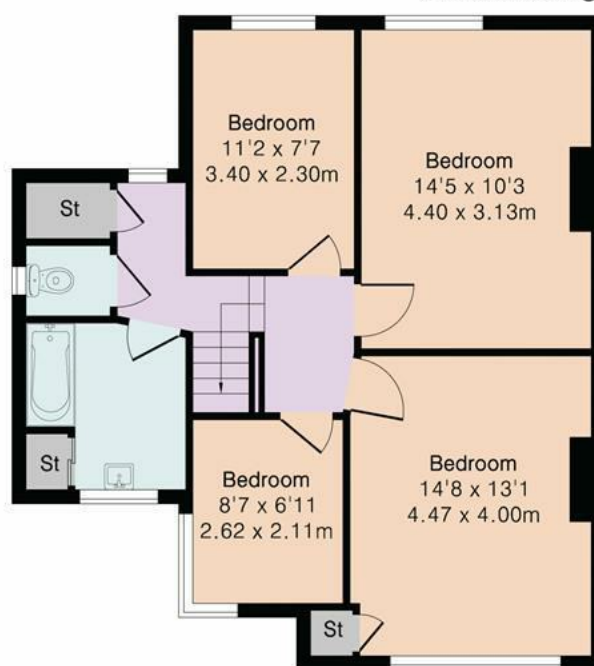
Outbuilding Area 58 sq ft – 5 sq m



Outbuilding



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

