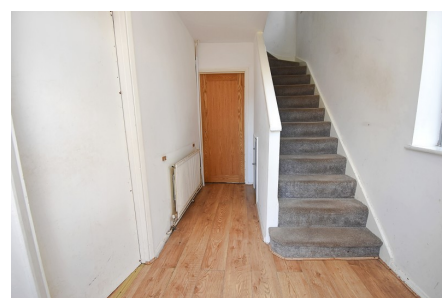


McRae's

Linthorpe Road, Cockfosters, Barnet, Hertfordshire. EN4 9BY

***An Attractive Looking 3 Bedroom Semi Detached House
With South West Facing Garden - Offered Chain Free***



Guide Price £699,995 Freehold

Fronting a well regarded Tree lined road in Cockfosters, this chain free and attractive looking 3 BEDROOM SEMI DETACHED HOUSE has the benefit of gas heating, double glazing, and also offers plenty of opportunity to further develop and possibly extend subject to the usual permission.

The Family friendly accommodation is laid out over two floors, featuring, to the ground floor, reception hall opening to the spacious lounge dining room, with door to the kitchen. Upstairs incorporates 3 decent size bedrooms and a large family bathroom, loft access (with potential for conversion subject to planning permissions). Outside, there is off street parking, side access leads to a South West facing garden which is predominantly laid to lawn, together with a 15ft garden storage shed! The house is conveniently located to gain easy access to local shops, amenities, cafes and restaurants, also within comfortable distance to Cockfosters Underground & New Barnet Train Station, with a good selection of nearby schools. Additionally, youre spoilt for choice with Hadley Wood and Trent Park for some fresh air and gloriously scenic walks!

Entrance Set back from Linthorpe Road, the property is approached across a brick pavia driveway, providing off street parking, pedestrian gated access to the rear garden, lawn and planting borders to the front retained by low level wall.	Additionally, there is plumbing provision for an automatic washing machine, together with space for an electric cooker and fridge freezer. Double glazed door that provides access to the rear garden. To the side elevation, there is a storage cupboard with shelving and small glazed window, housing the electric meter and consumer unit.
Reception Hall (10' 09" x 6' 01") or (3.28m x 1.85m) Glazed door opens into the reception hall with a frosted glazed window to the side elevation, radiator to one side, understairs storage cupboard housing the gas meter, stairs rise to the first floor accommodation,. Access to each room off.	<i>First Floor Accommodation</i>
Open Plan Lounge Dining Room Spacious living dining area which could be divided if required.	Landing (5' 0" x 7' 09") or (1.52m x 2.36m) Stairs rise to the first floor accommodation, where the landing comprises: a frosted double glazed window to the side elevation (with top casement), doors to each room off, plus a hatch to loft space, which provides extra storage space as well as potential for a conversion/additional 4th bedroom (subject to local authority permission).
Lounge Area (13' 09" x 12' 09") or (4.19m x 3.89m) Double glazed windows to the front elevation with an outlook along Linthorpe Road, radiator to one side, wood style laminate flooring.	Bedroom 1 (14' 04" x 11' 0") or (4.37m x 3.35m) into Bay The front double bedroom includes a built-in storage cupboard with top box above, a double radiator and to the front elevation, there is a double glazed bay window (with top casements) that provides an attractive outlook over the tree lined road and neighbourhood beyond.
Dining Area (10' 08" x 9' 06") or (3.25m x 2.90m) Double glazed sliding patio doors to the rear elevation providing access to the garden, radiator to one side, wood style laminate flooring.	Bedroom 2 (10' 08" x 11' 0") or (3.25m x 3.35m) Another decent double bedroom, single radiator, built-in storage cupboard (with top box), that has an air vent and also houses the boiler. To the rear, there is a double glazed window showcasing a pleasant view over the surrounding gardens.
Kitchen(10' 08" x 9' 0") or (3.25m x 2.74m) This fitted kitchen features part tiled walls, a practical arrangement of grey base and eye level units, worktop space, single sink unit with mixer tap and drainer, double radiator, double glazed window to the rear aspect, that provides a lovely view of the family sized rear garden.	





Bedroom 3 (9' 04" x 8' 0") or (2.84m x 2.44m)

This bedroom could easily double up as a home office and incorporates a built-in storage cupboard, double radiator, double glazed window with a top casement that overlooks the front aspect.

Bathroom (7' 04" x 7' 09") or (2.24m x 2.36m)

This larger than average space features part tiled walls, laminate flooring, a white panel bath with mixer tap and overhead shower attachment, a single wash hand basin with mixer tap and storage cupboard beneath, a low flush W.C., plus a wall mounted heated towel rail, in addition to two double glazed frosted windows to the side elevation.



Outside

Rear Garden

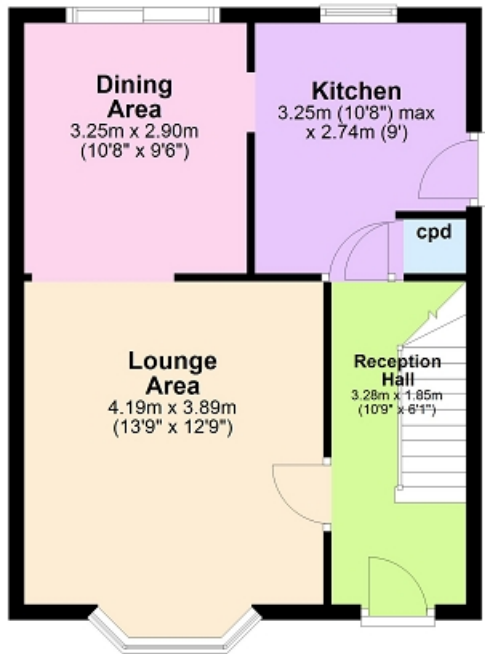
South west facing and at an approximate depth of 78ft, this family sized garden benefits from side access and features a spacious patio area thats ideal for eating drinking and relaxing! Further down the plot is a pathway, lead to a spacious lawn, brick built barbecue area, childrens sandpit, plus a 15ft shed which is currently used for storage purposes.

Shed (15' 04" x 7' 09") or (4.67m x 2.36m)

Currently used as a garden storage facility, with power connected.



Ground Floor

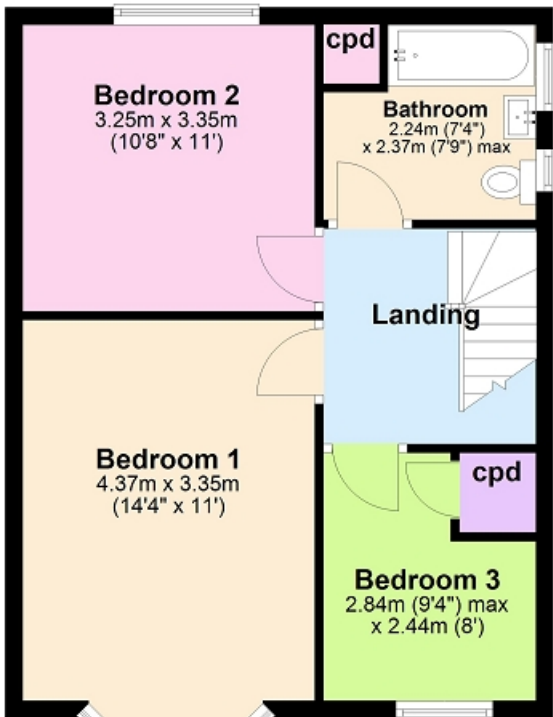


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

First Floor



Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.