



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£650,000

TENURE : FREEHOLD

Hamilton Road, Cockfosters EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM SEMI-DETACHED
BUNGALOW**

**EXTENDED & WELL
PRESENTED**

OFF STREET PARKING

EASY ACCESS TO M25

CHAIN FREE

**NEAR COCKOSTERS
TUBE/SHOPPING
FACILITIES/RESTAURANTS**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

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Website: <https://mantlestates.com/>



Located in the desirable area of Cockfosters, this semi-detached bungalow offers a comfortable living space with two bedrooms, one bathroom, and two reception rooms. The property is situated on Hamilton Road, providing easy access to local amenities and transport links. The bungalow features a modern kitchen equipped with essential appliances, including a gas hob, electric oven, and ample storage space. The kitchen's design allows for efficient use of space, making it a practical area for meal preparation.

The reception room is spacious and offers a welcoming environment for relaxation and entertainment. The room is well-proportioned, providing enough space for both seating and dining areas. The property also includes a well-maintained bathroom, complete with a bathtub and modern fixtures.

The outdoor space is a highlight of this property, featuring a beautifully landscaped garden with a patio area, perfect for outdoor dining and leisure activities. The garden is surrounded by mature trees and shrubs, offering a private and tranquil setting. Additionally, the property benefits from off-street parking, providing convenience for residents and visitors alike.

Cockfosters is a vibrant area with a range of amenities, including shops, restaurants, and parks. The property is well-connected, with easy access to public transport, making it an ideal location for commuters. The Energy Performance Certificate (EPC) rating for this property is available upon request, ensuring energy efficiency and cost-effectiveness.

Overall, this semi-detached bungalow offers a comfortable and convenient living space in a sought-after location, making it an attractive option for potential buyers.

ENTRY PORCH: 3' 00" x 3' 03" (0.91m x 0.99m)

HALL WAY: 3' 10" x 6' 00" (1.17m x 1.83m)

Laminated flooring.

FRONT BEDROOM: 11' 00" x 6' 04" (3.35m x 1.93m)

Double-glazed window to front aspect, laminated flooring, wall-to-wall fitted wardrobe, double radiator.

FRONT BEDROOM: 14' 01" x 9' 06" (4.29m x 2.90m)

Double-glazed window to front aspect, fitted wardrobe, laminated flooring, double radiator, fitted dresser.

BATHROOM: 6' 02" x 5' 07" (1.88m x 1.70m)

Double-glazed window to side aspect, low-level flush water closet, wash hand basin with mixer tap, panel bath with mixer tap & shower, tiled walls, tiled flooring, heated towel rail, loft access, shelving.

LOUNGE AREA: 18' 10" x 10' 05" (5.74m x 3.17m)

Laminated flooring, feature gas-burning fire, double radiator, coving to ceiling.

DINING AREA: 9' 09" x 15' 09" (2.97m x 4.80m)

Double-glazed doors to the garden, double-glazed window to rear aspect, laminated flooring, coving to ceiling, double radiator, serving hatch to kitchen.

KITCHEN: 11' 02" x 9' 06" (3.40m x 2.90m)

(11'02" x 9'06") x (10'05" x 6'00") Double-glazed window to front aspect, double-glazed door to garden, wall and floor standing kitchen units, under unit lighting, plumbed for washing machine, sink drainer with mixer tap, gas hob, extractor, double oven, fitted fridge freezer, gas central heating boiler, tiled flooring, part tiled walls.

GARDEN: 51' 00" x 25' 00" (15.54m x 7.62m)

Front and rear patios, mature shrubs & fruit trees, artificial lawn, garden shed, garden pond, side access.

FRONT GARDEN: 20' 00" x 29' 00" (6.10m x 8.84m)

Drive-way/Car-port: 24'00" x 10'04" off-street parking up to 2 cars.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
		84
	68	
England, Scotland & Wales		
EU Directive 2002/91/EC		

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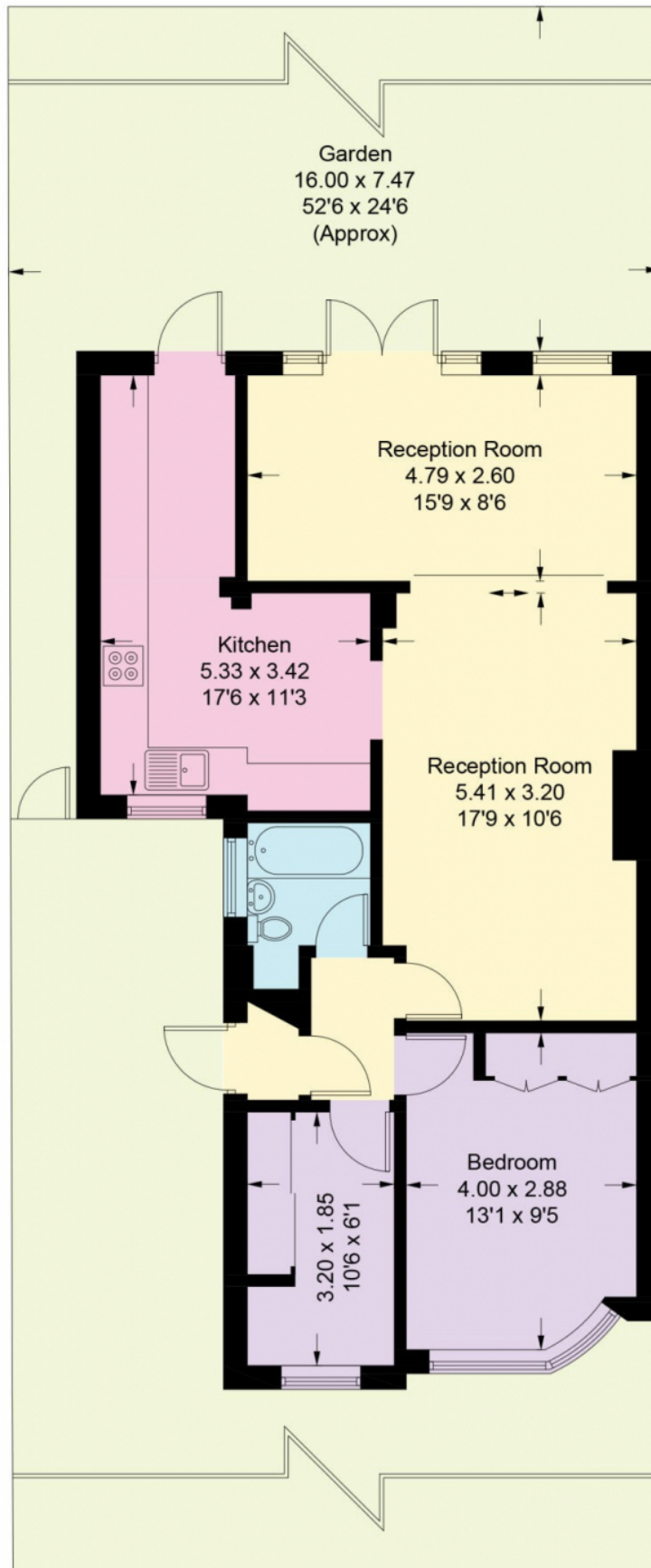
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Hamilton Road

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft



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