



18 GLOUCESTER GARDENS, COCKFOSTERS, BARNET EN4 0QW

Offers In Excess Of £900,000 | Freehold

ANDREW WARD<sup>EST. 1988</sup>  
ESTATE AGENTS





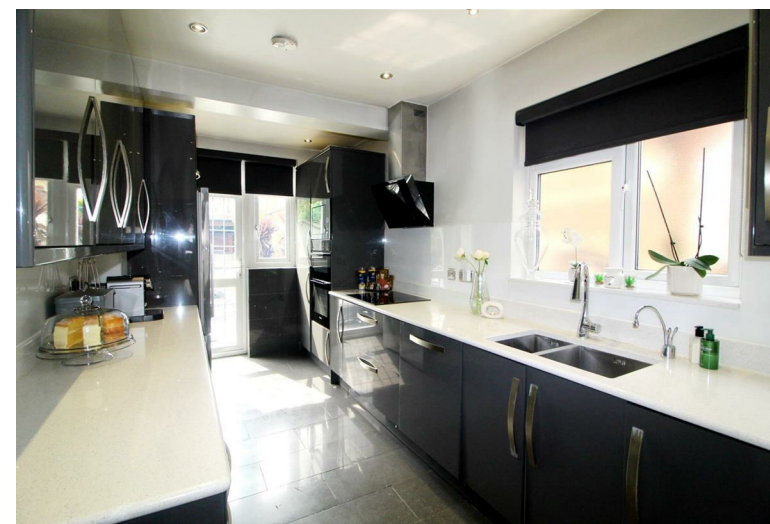
## Property Overview

Introducing this beautifully presented three bedroom-semi-detached family home situated on the highly sought after Gloucester Gardens which is a stones throw from Cockfosters High street and Underground train station (Piccadilly Line).

The property comprises of a bright and spacious dual aspect open plan living and dining room featuring a big bay window and oak wood flooring throughout. A dual aspect fully integrated contemporary kitchen complete with Quarts worktops, Bosch double oven and microwave, porcelain tiled flooring with direct access to the beautifully landscaped south westerly facing rear garden featuring patio and an enclosed brick built Barbeque for Al-fresco dining, perfect for entertaining.

To first floor are three bedrooms, one large master and a second double bedroom, both with big bay windows and one with fitted wardrobes, a third single bedroom and a luxury and stylish family bathroom with his and her sink double width shower and stained glass window.

To the front of the property is a large block paved driveway for two vehicles and a garage at the back of garden accessed via service road.







## Property Features

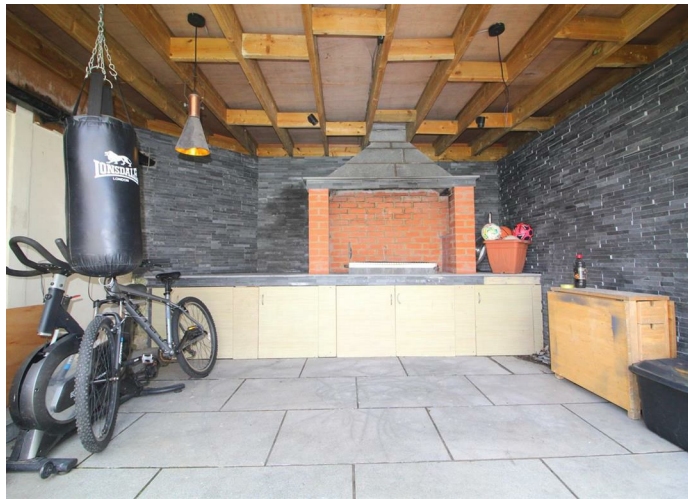
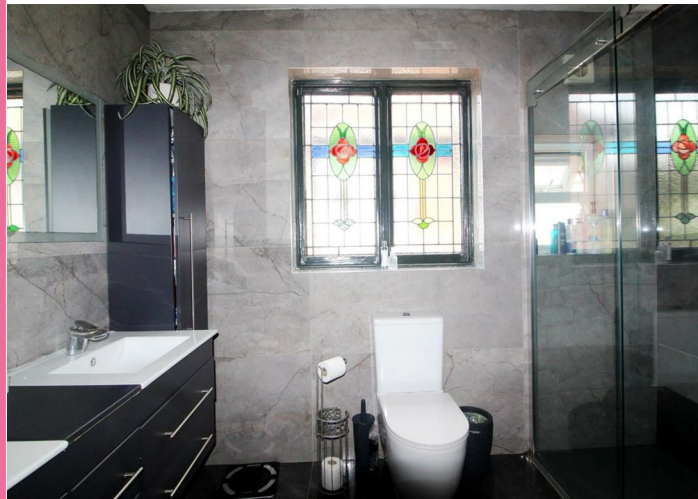
- LIVING ROOM - 16'2 X 12'8
- DINING ROOM - 17'7 X 11'3
- KITCHEN - 15'5 X 7'8
- EXTENSION POTENTIAL
- CLOSE TO COCKFOSTERS HIGH STREET & UNDERGROUND STATION
- BEDROOM 1 - 16'6 X 11'2
- BEDROOM 2 - 16'6 X 11'2
- BEDROOM 3 - 9'2 X 7'7
- BATHROOM - 9'5 X 7'9

## Agents Notes

Further benefits include side access, plenty of storage cupboards and potential to carry out a full width ground floor and dormer loft extension subject to planning permission.

Gloucester Gardens is situated within moments of Cockfosters High Street with all of its restaurants, shops, cafes, amenities and Cockfosters Underground Train Station (Piccadilly Line). Also within easy reach of the picturesque 418 acres Trent Country Park, Southgate, Trent C of E, Danegrove Primary's and Southgate Secondary.





## Contact us

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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