



**Wilton Road**

Cockfosters, EN4 9DX

**Asking price £760,000**





## Welcome to Wilton Road

Cockfosters, EN4 9DX

Aleco Estate Agents are pleased to offer for sale this MODERN 3 bedroom semi-detached house situated in a quite CUL DE SAC LOCATION which offers POTENTIAL TO EXTEND to the rear and upwards and being a short pleasant walk to Cockfosters High Street and Underground Station (Piccadilly Line).

The ground floor comprises a spacious through lounge, modern fitted kitchen and on the first floor you will find three generous size bedrooms, a modern 3 piece bathroom suite.

This property is within close proximity to all social amenities, Outstanding local Schools such as Trent Primary School & Southgate School (secondary) and Trent Park Country Park.











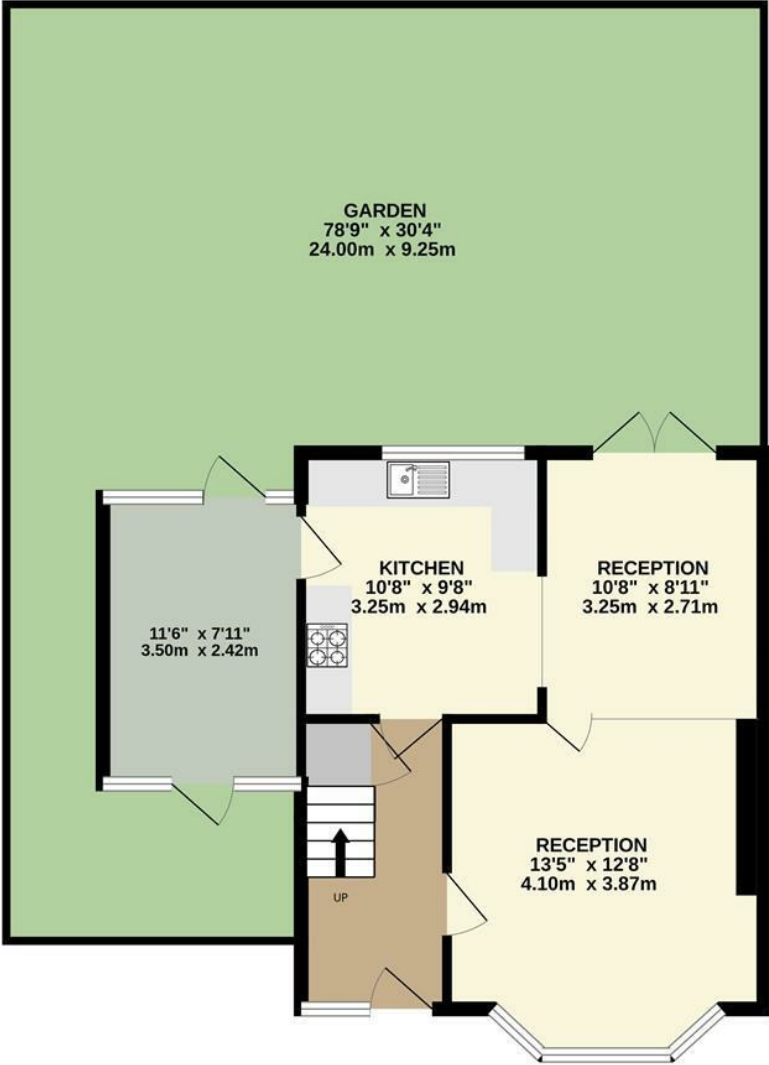




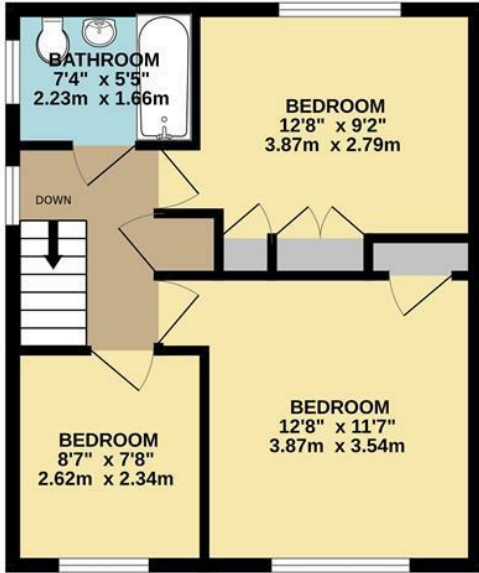


# Floor Plan

GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



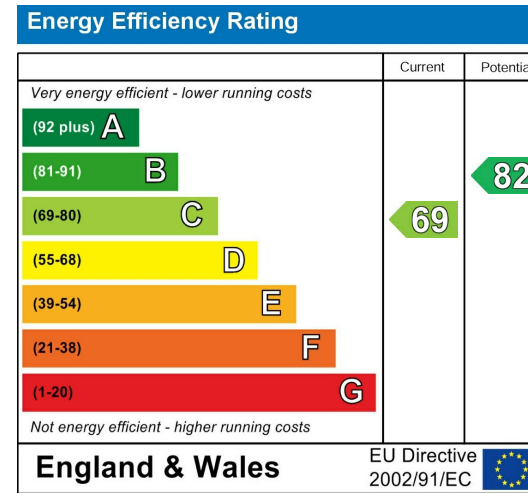
TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



# Free Property Valuation

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## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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