



Heddon Court Avenue

Cockfosters, EN4 9NG

Asking price £975,000



Welcome to Heddon Court Avenue

Cockfosters, EN4 9NG

Aleco Estate Agents are delighted to offer for sale this delightful 3 bedroom, 2 reception semi-detached house. Situated in a sought after area of Cockfosters and being within the catchment area for the excellent local schools both primary and secondary. The property is also well situated to Trent Park, Restaurants, Cafes and is a short pleasant walk to Cockfosters train station (Piccadilly line).

This accommodation comprises two reception rooms, spacious kitchen/diner and a downstairs cloakroom. On the first floor there are three double size bedrooms and a main family bathroom.

Externally the property benefits from off street parking and a 65ft garden to the rear with a patio area.

Offered for sale CHAIN FREE!



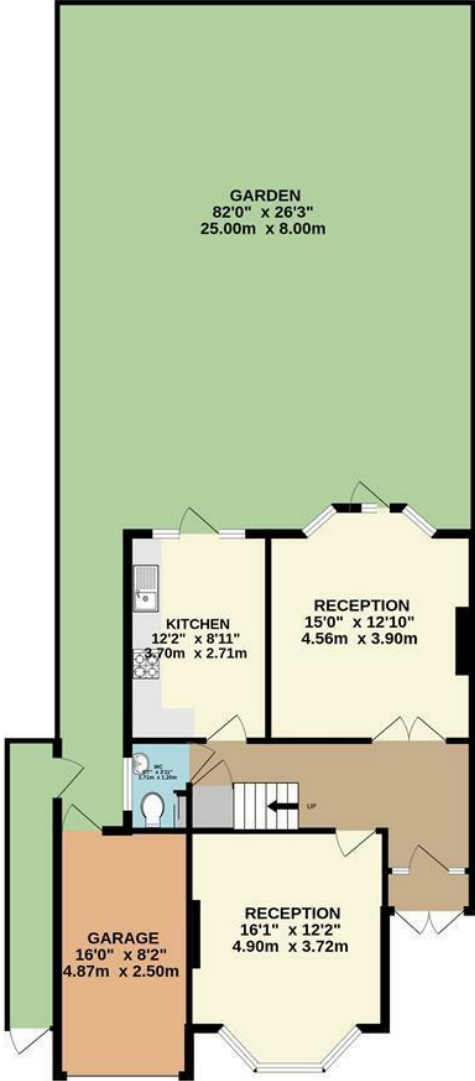




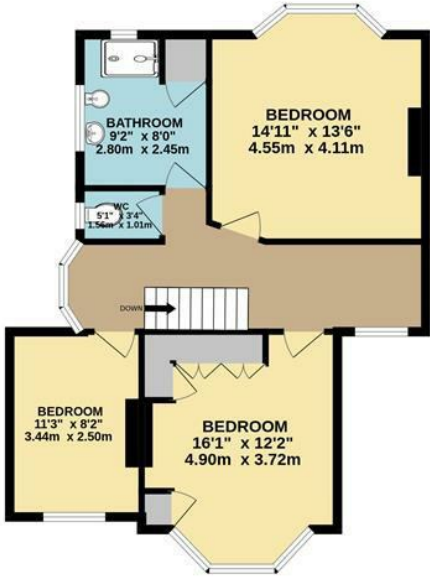


Floor Plan

GROUND FLOOR
721 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.

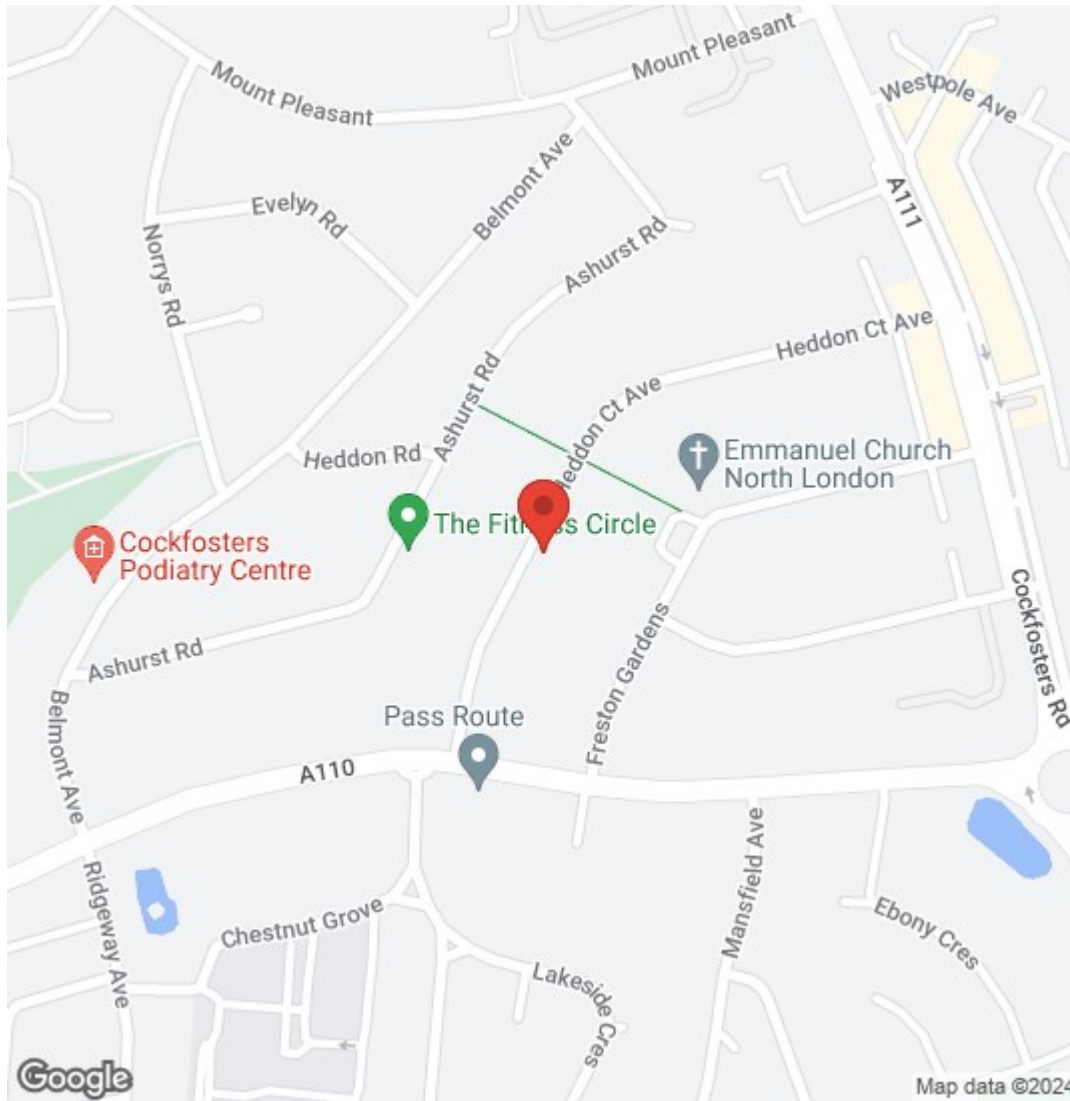


TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

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

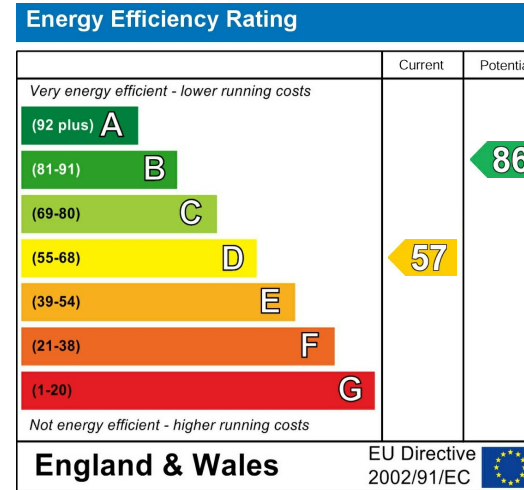


Viewing

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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