



84 Heddon Court Avenue, Barnet, EN4 9NG  
£900,000

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in this sought after tree lined and grass verged Avenue. This completely refurbished three bedroom halls adjoining semi. Also benefits from planning permission for rear and loft extension. Walking distance from Cockfosters high street and Piccadilly line tube station. This property is offered CHAIN FREE.



- THREE BEDROOM SEMI DETACHED HOUSE
- COMPLETELY REFURBISHED
- CHAIN FREE
- PLANNING PERMISSION GRANTED FOR REAR EXTENSION AND LOFT CONVERSION
- WALKING DISTANCE FROM COCKFOSTERS STATION AND SHOPS
- 98' REAR GARDEN
- DOUBLE GLAZING
- OFF STREET PARKING/ GARAGE
- FREEHOLD
- COUNCIL TAX BAND F - BARNET COUNCIL



Open recessed porch with quarry tiled floor. Panelled front door with spy hole opening into:

### **ENTRANCE HALL**

Laminate wood effect flooring with underfloor heating. LED ceiling spotlights.

### **DOWNSTAIRS CLOAKROOM**

Modern white suite comprising top flush WC and wall mounted wash hand basin. Tiled walls and floor. Underfloor heating. Frosted double glazed window to side.

### **LOUNGE**

14'10 x 12' (length measurement taken into bay) (4.52m x 3.66m (length measurement taken into bay) )

Double glazed bay window to front. Feature quartz fireplace hearth and surround with coal effect living flame gas fire. Laminate wood effect flooring with underfloor heating. LED ceiling spotlights.

### **DINING ROOM**

14'3 x 11' (4.34m x 3.35m)

Double glazed windows and casement doors to rear garden. Laminate wood effect flooring with underfloor heating. LED ceiling spotlights. Wall mounted TV aerial and power point.

### **KITCHEN**

10'6 x 7'8 (3.20m x 2.34m)

Modern range of high gloss white wall and base units featuring cupboards and drawers. Quartz work surfaces. Inset double bowl stainless steel sink and mixer tap. Four ring gas hob with extractor hood above and oven below. Space for washing machine. Space for dishwasher. Tiled floor with underfloor heating. Tiled walls. UPVC double glazed window to rear. Concealed wall mounted Baxi gas central heating boiler. Water softener. LED ceiling spotlights. Part frosted double glazed casement door to side.



## FIRST FLOOR LANDING

Approach via turn flight stairs from hallway. Frosted double glazed leaded light window to side. Access to loft via aluminium fold away ladder. LED ceiling spotlights. Laminate wood effect flooring.

## BEDROOM ONE

15'3 x 12'3 (4.65m x 3.73m)

Laminate wood effect flooring. Double radiator. Double glazed bay window to front. LED ceiling spotlight.

## BEDROOM TWO

13'8 x 11' (4.17m x 3.35m )

Laminate wood effect flooring. Double radiator. Double glazed window to rear. LED ceiling spotlights.

## BEDROOM THREE

10'6 x 6'8 (widening to 7'10) (3.20m x 2.03m (widening to 2.39m))

Double radiator. Laminate wood effect flooring. LED ceiling spotlights. Double glazed window to front.

## BATHROOM/SHOWER ROOM

8' x 7'8 (2.44m x 2.34m)

Suite comprising shower base and glass cubicle with over head and hand shower. Bath with mixer tap and shower attachment. Wall mounted wash basin with double drawer below. Tiled walls and floor. Extractor fan. LED ceiling spotlights. Frosted double glazed window to rear.

## SEPARATE WC

Modern white suite with top flush WC. Wall mounted wash hand basin. Tiled walls and floor. Extractor fan. Frost double glazed window to side.

## EXTERIOR SIDE

14'6 x 6'5 (4.42m x 1.96m)

Lean to structure attached to the side of the property with access from kitchen door. Plastic polycarbonate roof. Wooden decked floor. Double width double glazed doors to rear garden. Access door to:







Heddon Court Avenue, East Barnet, EN4 9NG

Total Area: 122.3 m<sup>2</sup> ... 1317 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



### BRICK BUILT ATTACHED GARAGE

14'7 x 7' (4.45m x 2.13m)  
 Up and over door to front.  
 Power. Access door to lean to.  
 Double glazed window to rear.



### EXTERIOR REAR

98' x 26.4' (29.87m x 7.92m.1.22m)  
 Backing Easterly. Starting from the rear of the property with a concrete patio and pathway. Garden is predominately lawn. Fencing to either side.

### EXTERIOR FRONT

Blocked paved driveway providing parking with inset flower and shrub beds. Low brick wall. External gas meter.

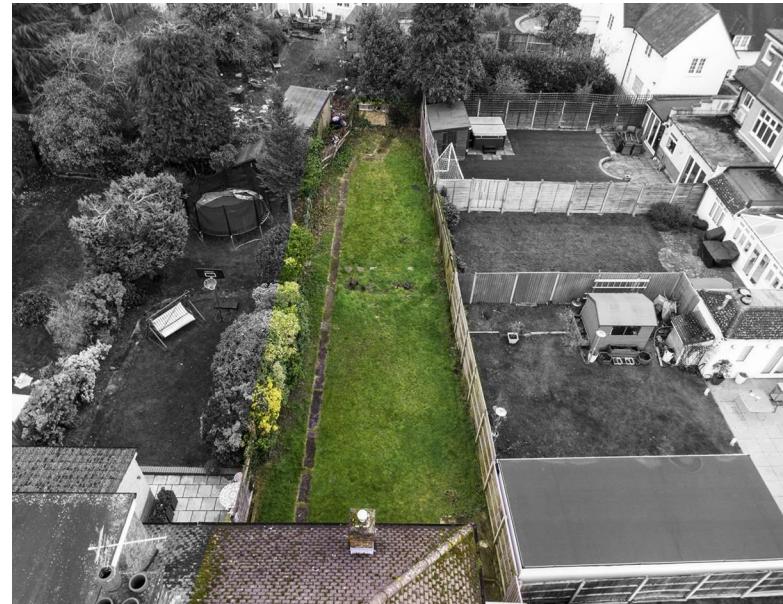
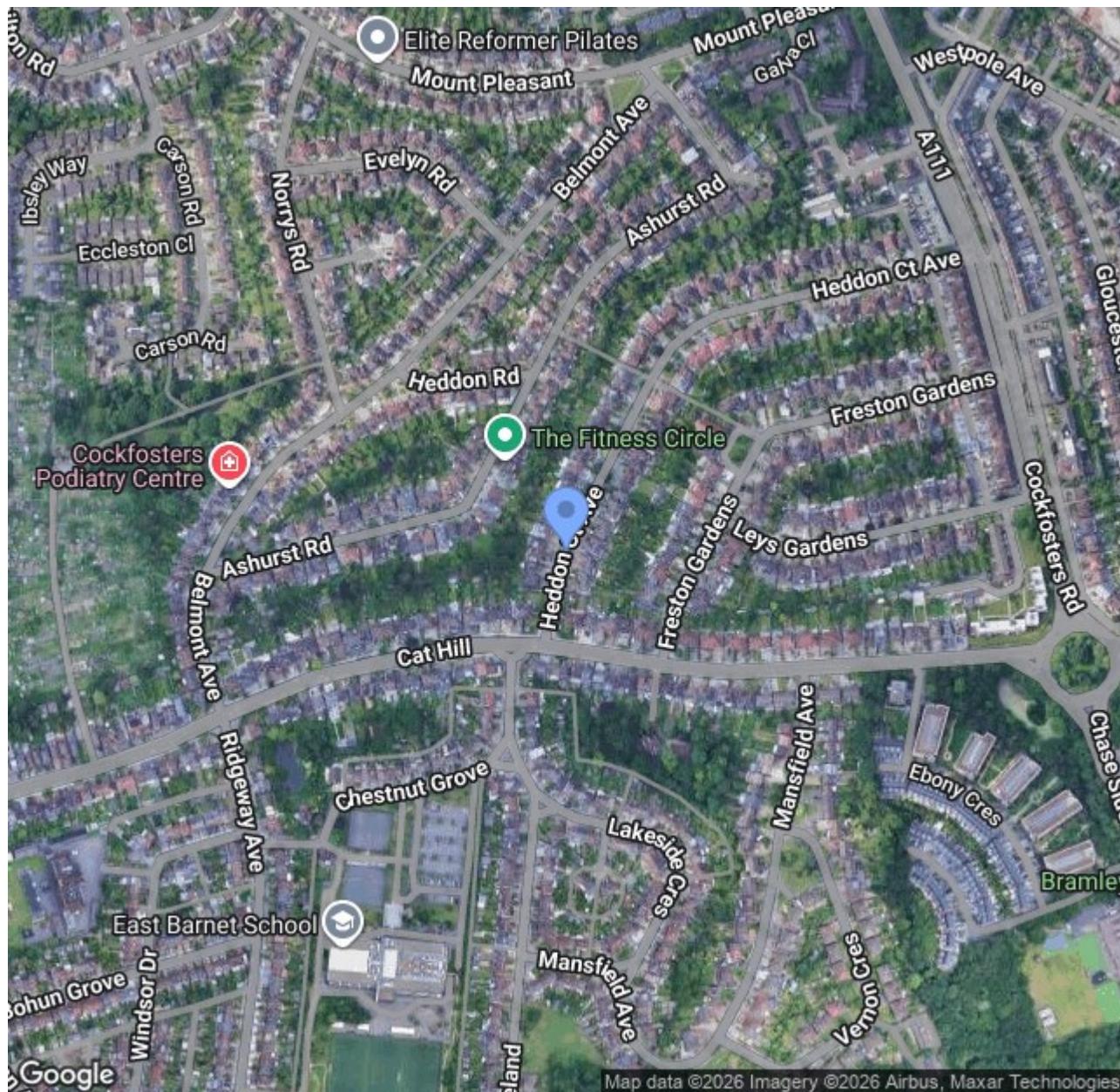
Freehold. Council tax band F - Barnet Council

### Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
92-100	A	Current
81-91	B	Planned
70-80	C	
55-69	D	
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100	A	Current
81-91	B	Planned
70-80	C	
55-69	D	
39-54	E	
21-38	F	
1-20	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



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