



GLoucester Gardens, Cockfosters, EN4

We are pleased to offer for sale, this semi-detached house with own drive, IN NEED OF COMPLETE MODERNISATION. The property is set in Gloucester Gardens, one of Cockfosters' popular roads and is well-located for the area's local shops, restaurants, schools, parks and travel facilities.

It has 3 bedrooms and a bathroom with separate WC to the first floor and a good sized entrance hall, a large through lounge, conservatory and kitchen to the ground floor.

Although this family home is in need of updating, it offers a blank canvas for someone to make it their own with options to extend to the side, the rear, to the first floor and into the loft - subject to usual consents.

There is a deep front garden of approximately 20ft and its own driveway to the side, with wooden gates leading to the rear 55ft garden.

Conveniently situated in the heart of Cockfosters, this home is within an easy level walk of both Cockfosters & Oakwood stations, shops, restaurants and local amenities. It is also ideally located for many of the local primary & secondary schools (especially Southgate).



ACCOMMODATION

* ENTRANCE HALL * LARGE THROUGH LOUNGE * SEPARATE KITCHEN * 3 BEDROOMS *
BATHROOM * 55FT REAR GARDEN * OFF STREET PARKING TO THE FRONT GARDEN * IN NEED
OF MODERNISATION * SCOPE TO EXTEND TO THE REAR, 1ST FLOOR & INTO THE LOFT STPP *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £695,000 FREEHOLD

ENTRANCE HALL

Enter through the double glazed aluminium door into this well-sized entrance hall. Access to the living room, kitchen, conservatory & stairs leading to the first floor.



THROUGH LOUNGE

Double glazed bay window to the front & double glazed sliding door leading to the conservatory. Wall hung & pendant lighting, radiators.



CONSERVATORY

Wooden French Doors & floor to ceiling window to the rear. Pendant lighting, radiator.



KITCHEN

Glass panelled door leading to the living room & large hatch letting in natural light from the conservatory. Fully tiled. Undercounter oven, gas hob



BEDROOM 1

Double glazed bay window to the front. Floorboards, pendant lighting & radiator.



BEDROOM 2

Double glazed window to the rear. Pendant lighting, radiator.



BEDROOM 3
Double glazed window to the front. Pendant lighting, radiator.



BATHROOM & SEPARATE WC



GARDEN

Approximately 55FT rear garden, mainly laid to lawn with mature bushes & shrubs. Side access, storage shed.



REAR ELEVATION



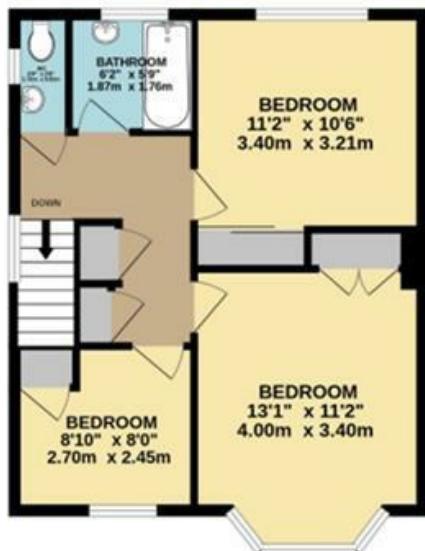
GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



**Gloucester Gdns,
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1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales	EU Directive 2002/91/EC	79	46

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

Call. 020 8449 2255

sales@michaelwright.co.uk

