



BELMONT AVENUE, COCKFOSTERS, EN4

We are pleased to offer for sale this beautiful detached and double fronted 4 bedroom, 3 bathroom home in Cockfosters. It is full of character and boasts three reception rooms and a stylishly fitted kitchen/breakfast room to the ground floor, with three bedrooms, two bathrooms to the first floor, plus a large main bedroom with a walk-in wardrobe and a ensuite bathroom in the loft.

To the rear of the property, in the 60ft garden, you will find a raised patio with brick-built barbeque area, with steps down the lower level with mature planted borders, a well-manicured lawn and a block-paved path to the rear of the garden where you'll find a superb, airconditioned 24ft summerhouse / studio (currently being used as a Pilates gym). At the front, the property has a driveway for 3-4 cars.

Located in the popular area of Cockfosters, just a stone's throw from good schools, including Trent Primary School, JCoSS, Southgate, and East Barnet Secondary Schools and within close proximity to the local High Street, Cockfosters Underground (Picc line) & the variety of restaurants, cafes, supermarkets and Trent Country Park.



ACCOMMODATION

* DOUBLE FRONTED DETACHED * 4 BEDROOM, 3 BATHROOM * 3 RECEPTION ROOMS * MODERN FITTED KITCHEN / BREAKFAST ROOM * UNDERFLOOR HEATING * UTILITY ROOM * GUEST WC * BEAUTIFUL BLEND OF MODERN & ORIGINAL FEATURES * SHUTTERS ON ALL WINDOWS * MAIN SUITE WITH WALK IN WARDROBE & ENSUITE BATHROOM * BRICK BUILT BARBEQUE * 24FT OUTDOOR AIRCONDITIONED STUDIO / GYM * 60 FT REAR GARDEN * DRIVEWAY WITH OFF STREET PARKING *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £1,250,000 FREEHOLD GUIDE PRICE

ENTRANCE HALL 15'11" x 8'10" (4.85m x 2.69m)

Enter through the partially glazed composite door into this neutrally & beautifully decorated entrance hall. With picture rails, coving to the ceiling & porcelain tiled flooring, this spacious entrance hall leads to the lounge, dining room, kitchen/breakfast room, office and guest WC.



LOUNGE 17'7" x 14'6" (5.36m x 4.42m)

Double glazed bay window to the front with plantation shutters. Picture rail and gas coal effect feature fireplace. Carpeted, with pendant & wall hung lighting & underfloor heating.



LOUNGE (pic 2)



OFFICE 11'6" x 7'6" (3.53 x 2.30)
Double glazed window to the front with oak effect laminate flooring.



KITCHEN / BREAKFAST ROOM 13'11" x 10'4" (4.25 x 3.16)

Leaded double glazed window to the rear and a skylight above bringing in lots of natural light. Cream high gloss handleless wall and base units with black Quartz worktops and upstands. Porcelain tiled flooring with underfloor heating. Large double Rangemaster Toledo & hob, chimney hood above. Pendant lighting, spotlights & LED lighting beneath the wall & base units. Double glazed door leading to the rear garden.



KITCHEN AREA 13'11" x 10'4" (4.25 x 3.16)

Double leaded window to the rear. Stainless steel sink & boiler tap. Glass splashback. Integrated dishwasher & space for a large American Fridge Freezer.



DINING AREA 19'00" x 8'9" (5.79m x 2.67m)
Double glazed leaded French Doors out to the rear garden & patio area.



2ND FLOOR LANDING



BEDROOM 1 Loft 15'7" x 14'11" (4.75m x 4.55m)

Two double glazed leaded windows to the front, letting in lots of natural light with fitted plantation shutters & radiator beneath. A good sized main bedroom with the added benefit & luxury of a walk in wardrobe & large ensuite bathroom. Carpeted with pendant lighting & access to the eves for additional storage.



BEDROOM 1 Loft (pic 2)



ENSUITE BATHROOM Loft 12'11" x 6'11" (3.96 x 2.12)

Double glazed leaded window to the rear. A large ensuite bathroom comprising of a panelled corner bath with mosaic detail and surrounded by useful shelf storage, a wall hung wash hand basin with mixer tap, and walk-in thermostatic shower.



ENSUITE BATHROOM Loft (pic 2)
A different aspect showing the walk in shower.



1ST FLOOR LANDING



BEDROOM 2 14'6" x 14'1" (4.42m x 4.29m)

Two doubled glazed windows to the front with fitted shutters and radiator beneath one. Laminate wood effect flooring, pendant lighting, fitted wardrobes along one wall and picture & dado rail detailing.



BEDROOM 3 14'9" x 12'10" (4.50m x 3.91m)

Two double glazed windows with fitted shutters to the back. Picture & dado rail detailing, access to an ensuite shower room, laminate wood effect flooring and pendant lighting.



ENSUITE 6'0" x 5'10" (1.84 x 1.80)

Double glazed window to the rear. Accessed from bedroom 3 is this ensuite shower room with walk in shower, wall hung wash hand basin with drawer beneath & LED lit mirror above. Fully tiled with mosaic detailing in the shower.



BEDROOM 4 13'9" x 11'5" (4.20 x 3.49)

Two doubled glazed windows to the front with fitted shutters and radiator beneath. Laminate wood effect flooring & pendant lighting. Picture & dado rail detailing.



SHOWER ROOM 7'10" x 5'5" (2.39m x 1.65m)

Double glazed leaded window to the side. Fully tiled shower room with walk in shower with mosaic detailing, wall hung wash hand basin & chrome heated towel rail.



GARDEN 59'0" x 24'7" (18.00 x 7.5)

A well designed garden with a large patio area which includes a brick built barbeque and separate seating area. Below the patio, you will find a beautifully manicured lawn with a path leading to the studio / gym.



GARDEN (pic 2)

A different aspect showing the patio areas.



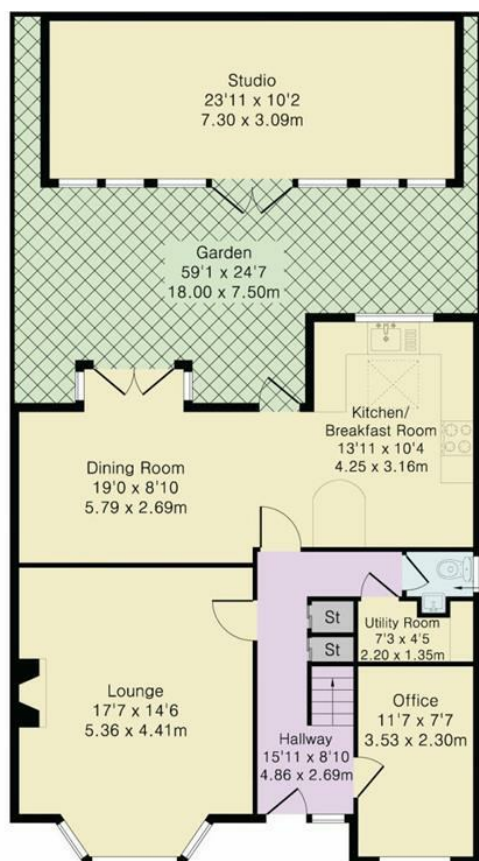
REAR ELEVATION



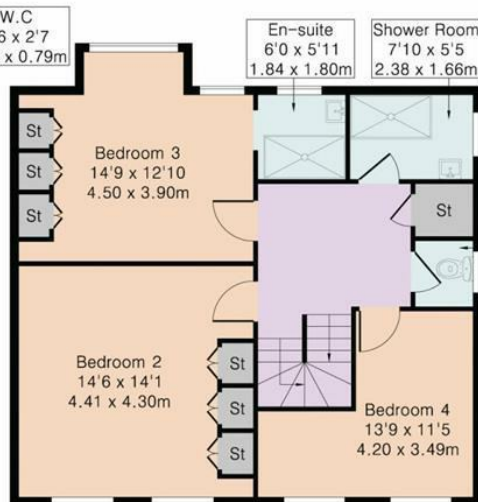
STUDIO 23'11" x 10'2" (7.29m x 3.10m)

An airconditioned garden studio which is currently being used as a gym / Pilates studio.

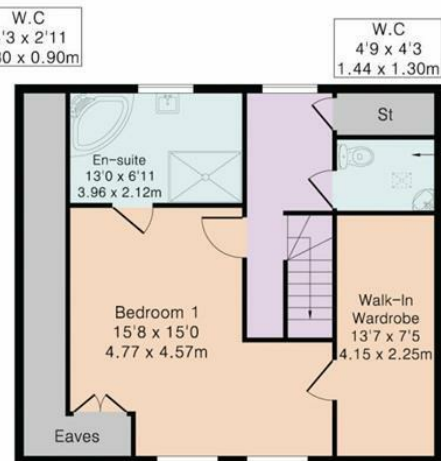




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area 2175 sq ft - 202 sq m

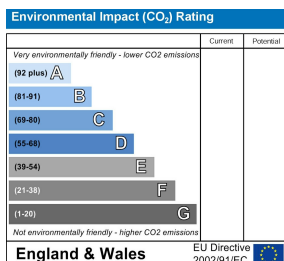
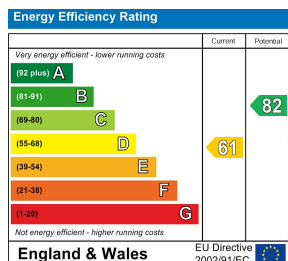
Ground Floor Area 1045 sq ft – 97 sq m

First Floor Area 698 sq ft – 65 sq m

Second Floor Area 432 sq ft – 40 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.