Michael Wright Estate Agents

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VERWOOD DRIVE, COCKFOSTERS, EN4

OFFERED CHAIN FREE: Michael Wright are pleased to offer for sale this impressive, Extended & Loft Converted 5 bedroom, 3 bathroom detached family home arranged over three floors, offering spacious and versatile accommodation in a sought-after residential setting. Highlights include a bright open-plan kitchen and living area with log burner and bi-folding doors, four bedrooms (one with en-suite) to the first floor with an additional luxurious top-floor principal suite with bespoke wardrobes and an en-suite bathroom in the loft, plus a separate indoor gym/reception room, study and downstairs cloakroom. The beautifully landscaped rear garden features multiple entertaining areas; a pergola, two powered & alarmed summer houses and direct garage access, while the front provides off-street parking for two/three cars. Ideally located for Cockfosters Station - roughly a ten minute walk, with a selection of shops, cafés and restaurants. This superb family home combines generous accommodation, excellent outdoor space and a highly desirable location.
Must be viewed to be fully appreciated.



ACCOMMODATION

* OFFERED CHAIN FREE * 5 BEDROOM, 3 BATHROOM DETACHED FAMILY HOME * THREE FLOORS OF SPACIOUS ACCOMMODATION * 31FT OPEN PLAN KITCHEN / DINING AREA * 25FT LIVING ROOM * LOG BURNER * BI-FOLDING DOORS WITH INTEGRAL BLINDS * LUXURIOUS PRINCIPAL SUITE WITH EN-SUITE * FOUR FURTHER BEDROOMS * SECOND RECEPTION ROOM / GYM * STUDY * LANDSCAPED REAR GARDEN WITH PERGOLA * TWO SUMMER HOUSES WITH POWER, LIGHT & ALARM * GARAGE & OFF-STREET PARKING TO THE SIDE*
* SERVICES: GAS CENTRAL HEATING * FIBRE-OPTIC BROADBAND * FEATURES: DOUBLE GLAZING * DETACHED GARAGE * UNDERFLOOR HEATING IN MASTER EN-SUITE BATHROOM * MONITORED ALARM SYSTEM * SONOS SPEAKERS IN LIVING ROOM, KITCHEN & PRINCIPLE SUITE *

PRICE: OFFERS IN THE REGION OF £1,250,000 - FREEHOLD

ENTRANCE HALLWAY 10'4 x 10'1 (3.15m x 3.07m)

Enter through the partially glazed door into this bright, welcoming entrance hall. Dado railing, coving and spotlights to the ceiling. Access to the kitchen / lounge / dining room, guest WC, study & stairs leading to the first floor.



KITCHEN/LOUNGE/DINING ROOM

Triple aspect with double glazed bi-fold & French Doors to the rear & double glazed windows to the side. An open plan, bright and extremely spacious family room comprising; lounge, dining room & kitchen. Spotlights & coving to the ceiling. Log burner & vertical designer radiators. Skylights which flood the room with light.



LOUNGE AREA 25'3" x 21'8" (7.70m x 6.62m)



KITCHEN AREA 31'0" x 11'5" (9.47m x 3.50m)
Double glazed windows to the side. Shaker style wall & base units, wooden worktops, with glass splashbacks, integrated microwave & dishwasher, stainless steel chimney hood, ceramic butler's sink & under-cupboard lighting. Plumbed for washing machine. Spotlights & coving to the ceiling.



KITCHEN AREA (pic 2)



DINING AREA



GYM 8'11" x 8'10" (2.72m x 2.70m)
Double glazed window to the front. Coving & spotlights to the ceiling. Currently being used as a gym but could also be used as a snug / play room.



OFFICE 9'9" x 8'10" (2.98m x 2.70m)
Double glazed window to the front with radiator beneath.



GUEST WC
Partially tiled, low flush, wall hung WC with hidden cistern & counter-top wash hand basin with vanity unit beneath.



BEDROOM 1 (LOFT) 23'0" x 14'5" (7.02m x 4.41m)
Two double glazed windows to the front & Juliet Balcony to the rear. Carpeted, with spotlighs to the ceiling, bespoke fitted wardrobes to one wall & access to the en-suite bathroom. Designer vertical radiator.



LUXURY EN-SUITE BATHROOM 9'0" x 7'7" (2.75m x 2.32m)
Frosted double glazed window to the rear. Fully tiled four piece bathroom suite comprising corner bath, walk-in shower, counter-top wash hand basin & WC. Underfloor heating.



BEDROOM 2 14'4" x 12'0" (4.38m x 3.66m)
Double glazed window to the rear with radiator beneath. Carpeted, with fitted wardrobes, pendant lighting & coving to the ceiling. Access to en-suite shower room.



EN-SUITE 8'5" x 3'3" (2.57m x 1.00m)
Double glazed window to the rear, mainly tiled walls, fully tiled shower cubicle with thermostatic shower valve, wall mounted sink with vanity unit beneath & concealed cistern WC.



BEDROOM 3 12'4 x 8'10 (3.76m x 2.69m)
Double glazed window to the front with radiator beneath. Carpeted floor, with coving and spotlights to the ceiling. Fitted wardrobes to one wall.



BEDROOM 4 10'9 x 8'1 (3.28m x 2.46m)
Double glazed window to the rear with radiator beneath. Carpeted, with coving & pendant lighting to the ceiling.



BEDROOM 5 8'1 x 6'9 (2.46m x 2.06m)
Double glazed window to the front with radiator beneath. Laminate flooring, with coving & pendant lighting to the ceiling.



FAMILY BATHROOM 11'1 x 5'0 (3.38m x 1.52m)
Double glazed frosted window to the rear. Panelled bath with mixer tap & shower attachment, folding shower screen. Designer Round counter-top mounted hand basin with vanity unit beneath, tiled splashback & mirror above. Low flush WC & radiator.



GARDEN 54'6 x 44'9 (16.61m x 13.64m)
Beautifully landscaped, zoned garden with Circular lawn at the centre, with paved path around it. Composite decked patio to the right side leading to the smaller summerhouse, with pergola over and paved patio to the left side leading to the garage & the larger summer house.



GARDEN (pic 2)



GARDEN (pic 3)



REAR ELEVATION



GARAGE 18'4 x 8'7 (5.59m x 2.62m)

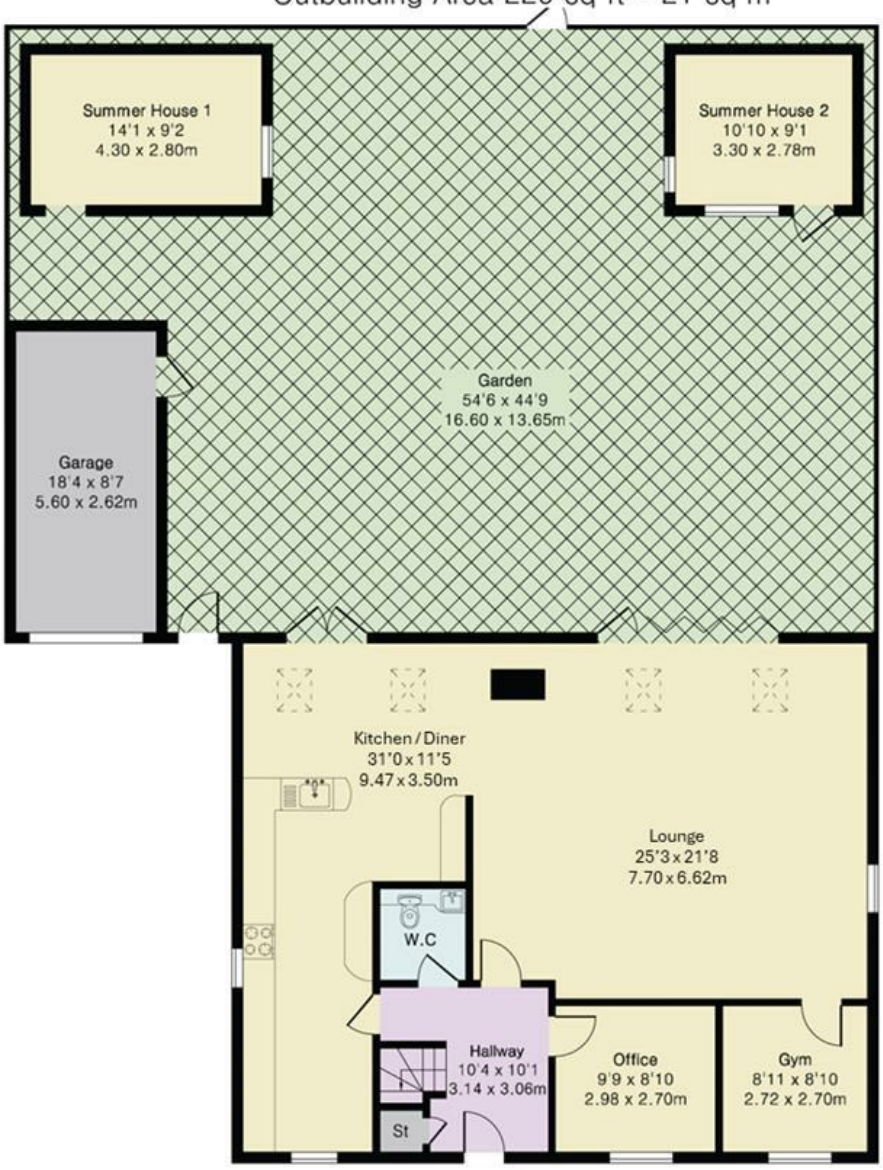


Verwood Drive, Cockfosters, EN4

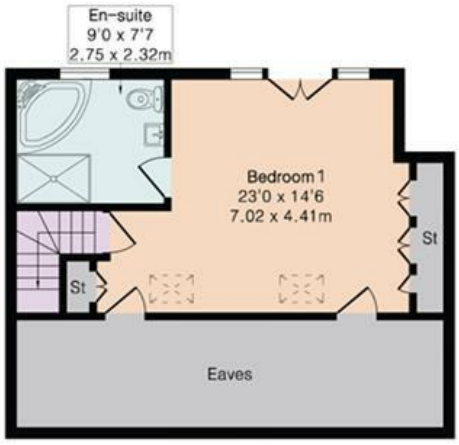
Approximate Gross Internal Area 2143 sq ft - 199 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 1184 sq ft – 110 sq m
First Floor Area 602 sq ft – 56 sq m
Top Floor Area 357 sq ft – 33 sq m
Garage Area 158 sq ft – 15 sq m
Outbuilding Area 229 sq ft – 21 sq m

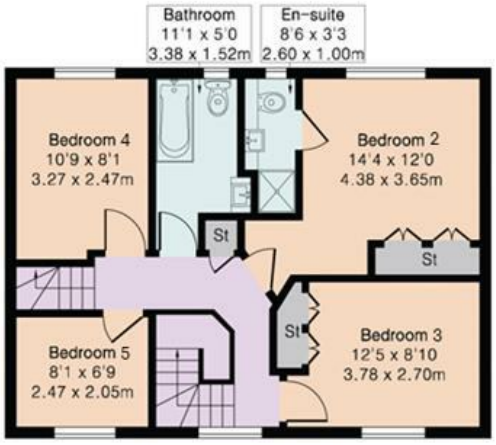
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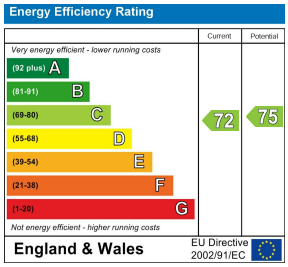
Ground Floor

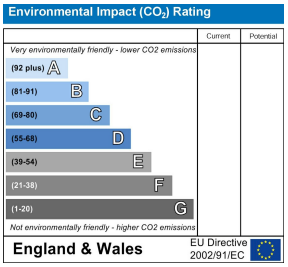


Top Floor



First Floor





NAEA National Association of Estate Agents

PRS Property Redress Scheme

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.

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