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SUSSEX WAY, COCKFOSTERS, EN4

Michael Wright are pleased to offer for sale this lovely four bedroom loft converted, semi-detached house in Sussex Way, Cockfosters. It boasts 1448sqft of living accommodation (plus the garage) including; a loft room with ensuite shower room added in 2017 & hardly ever used, 3 bedrooms, a family bathroom with separate WC to the first floor, plus a front reception room, separate rear reception, kitchen & downstairs WC to the ground floor. (It also has the potential to extend to the rear - subject to usual consents.)

The property has a shared driveway and block-paved front garden providing off street parking for 2 cars. There is also a 70ft south-facing rear garden with a paved patio area, lawn with mature plants & shrubs and brick-built garage.

Conveniently situated in the heart of Cockfosters, this home is within an easy level walk of Cockfosters station, shops, restaurants and local amenities, as well as Trent Country Park. It is also ideally located for many of the local primary & secondary schools (especially Southgate & East Barnet).



ACCOMMODATION

* OFFERED CHAIN FREE * DOUBLE GLAZED ENTRANCE PORCH * GOOD SIZED ENTRANCE HALL * FRONT RECEPTION ROOM * REAR RECEPTION ROOM * SEPARATE FITTED KITCHEN * DOWNSTAIRS WC * 4 BEDROOMS - MASTER IN THE LOFT WITH ENSUITE SHOWER ROOM * LUXURY MODERN BATHROOM INCLUDING SHOWER AND A SEPARATE WC * POTENTIAL TO EXTEND TO GROUND FLOOR - STPP * WELL MAINTAINED 70FT SOUTH-FACING REAR GARDEN * BRICK-BUILT DETACHED GARAGE *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £880,000 FREEHOLD

ENTRANCE HALL

Enter through the double-glazed porch into the entrance hall, carpeted floor, storage cupboard, stairs to first floor with large double glazed window to the side letting in lots of natural light.
Access to the front & rear receptions, kitchen and downstairs wc.



FRONT RECEPTION 15'3 x 11'11 (4.65m x 3.63m)

Double glazed window to front with radiator under, carpeted floors, gas coal effect fire with wooded fireplace surround, picture rails and coving to ceiling.



FRONT RECEPTION (pic 2)



REAR RECEPTION 15'7 x 11'9 (4.75m x 3.58m)
Double glazed Door & windows to rear, oak effect laminate flooring, radiator, gas coal effect fire with stone fireplace surround, picture rails and coving to ceiling.



REAR RECEPTION (pic 2)



KITCHEN 12'2 x 8'0 (3.71m x 2.44m)

Double glazed window & door to rear. Fitted gloss white wall and base units, with grey laminate worktops and yellow glass splashbacks. Stainless steel, single drainer sink with mixer tap, plumbed for Washing machine, dishwasher and tumble dryer. Built-in under over and electric hob with extractor above. Oak effect flooring.



KITCHEN (pic 2)



DOWNSTAIR WC

Frosted double glazed window to side, mainly tiled walls & floor, fitted with low flush wc, wall mounted basin with vanity unity under, radiator. Cupboard to understair storage.



BEDROOM 1 - LOFT 19'10 x 13'9(max) (6.05m x 4.19m(max))
Built in 2017 and hardly ever used, the loft space is still like new. To the rear there are floor to ceiling double glazed windows with French doors and plantation shutters opening to the Juliet balcony and there is velux window to the front. Carpeted floors, spotlights to the ceiling, door to ensuite.



BEDROOM 1 - LOFT (pic 2)



ENSUITE SHOWER ROOM

Double glazed window to the rear, fully tiled walls & floor, with large shower cubicle with thermostatic shower, wall-hung basin with floating vanity unit beneath and mirrored bathroom cabinet above, WC, radiator and spotlights to ceiling.



FIRST FLOOR LANDING

Stariwell stained glass double glazed window to side, carpeted flooring.



BEDROOM 2 15'3 x 11'11 (4.65m x 3.63m)
Double glazed window to front with radiator beneath, carpeted floors, picture rails, floor-ceiling wardrobes fitted to both alcoves.



BEDROOM 3 13'0 x 12'7 (3.96m x 3.84m)
Double glazed window to rear with radiator beneath, carpeted floors, picture rails, fitted wardrobes fitted to one corner.



BEDROOM 4 8'4 x 7'9 (2.54m x 2.36m)
Double glazed window to front, carpeted floors, radiator, picture rails.



FAMILY BATHROOM
Double glazed window to rear, fully tiled walls & floor. Full sized bath with mixer tap & shower attachment, pedestal handwash basin with mirrored bathroom cabinet above. Separate quadrant style shower cubicle with sliding doors and thermostatic shower.



SEPARATE WC
Double glazed window to side, fully tiled walls & floor, wc and radiator



REAR GARDEN - PATIO & DETACHED GARAGE approx 72'0 (approx 21.95m)
Bright south-facing garden with patio area and opening up to the wider lawned area with planted borders, extending to approximately 70ft.
The garage is at the end of the shared driveway at the rear of the house and benefits from have light & power (could easily be converted to a home office / gym).



REAR GARDEN (pic 2)

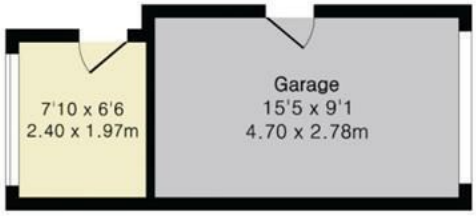


REAR ELEVATION

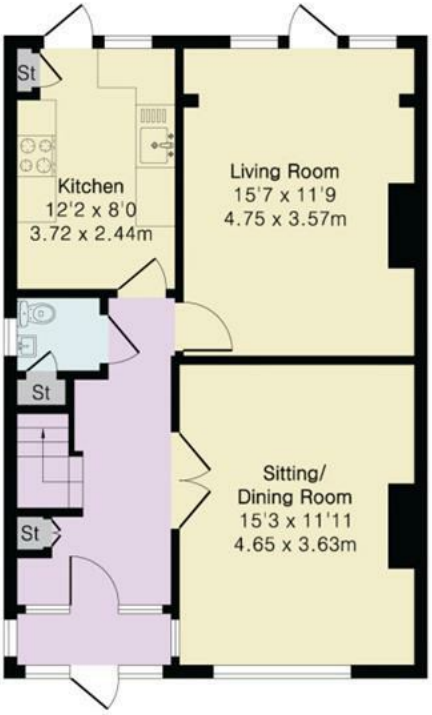


Approximate Gross Internal Area 1448 sq ft - 135 sq m
(Excluding Garage)

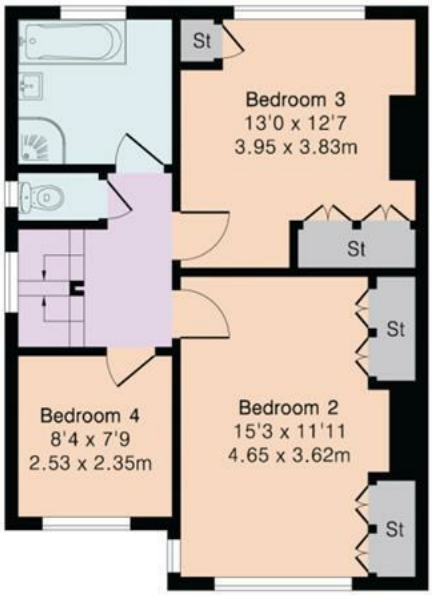
Ground Floor Area 630 sq ft – 59 sq m
First Floor Area 545 sq ft – 51 sq m
Second Floor Area 273 sq ft – 25 sq m
Garage Area 195 sq ft – 18 sq m



Garage



Ground Floor



First Floor

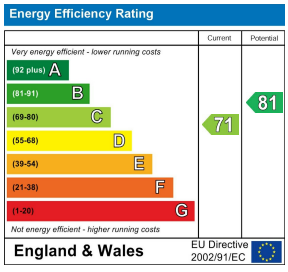


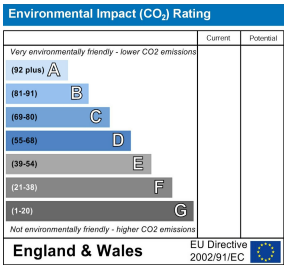
Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

Michael Wright Estate Agents





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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