



CORNELL GARDENS, COCKFOSTERS, EN4

We are pleased to offer for sale this immaculate modern-built 3 bedroom, 2 bathroom End of Terrace property in the Bolingbroke development in Cockfosters, EN4. On entering, you will find a bright & airy hallway leading to the kitchen, rear reception room, a guest WC & stairs leading to the first floor. To the first floor there are 2 bedrooms - 1 double & 1 single and a luxury family bathroom and on the second floor you will find the principle bedroom, balcony & luxury ensuite shower room.

There are French Doors which lead out to a wider than average, landscaped rear garden with paved patio leading up to the lawn and raised planted borders.

The property is conveniently Located for Cockfosters Tube Station (Picc. Line), Shops, Restaurants and Excellent Schools for All Ages, Including Trent CofE, East Barnet & Southgate Secondary Schools. There are Bus Routes going in every direction - Barnet, Enfield, Southgate & Potters Bar.
Viewings Recommended.



ACCOMMODATION

- * IMMACULATE END OF TERRACE * 3 BEDROOMS * FAMILY BATHROOM & ADDITIONAL ENSUITE
- * DOWNSTAIRS WC * REAR LOUNGE / DINING ROOM * LUXURY FITTED KITCHEN * STORAGE CUPBOARDS ON EACH FLOOR * WIDE GARDEN WITH SIDE ACCESS * BLOCKED PAVED DRIVEWAY WITH OFF STREET PARKING * SECURITY ALARM *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * SOLAR PANELS FITTED ROOF *

PRICE: £725,000 FREEHOLD

ENTRANCE HALL

Bright and Airy entrance hall with Oak flooring, neutral white decor. Carpeted Stairs to first floor with Oak Bannister. Doors to the Kitchen, Reception & downstairs WC.



RECEPTION ROOM 15'1 x 14'2 (4.60m x 4.32m)

Wood framed Double-glazed French Doors with side lights out to the garden, Oak flooring and neutral white decor. Radiator.



RECEPTION ROOM (pic 2)



KITCHEN 11'4 x 7'11 (3.45m x 2.41m)

Wood framed Double-glazed window to the front, Grey tiled flooring & neutral white decor. Fitted with contrasting Grey & White handleless wall & base units, grey stone worktops & upstands with glass splashback behind the induction hob and under-mounted stainless steel sink. Integrated appliances include; Oven & Microwave, induction hob with extractor above, fridge / freezer and dishwasher.



KITCHEN (pic 2)



DOWNSTAIRS WC

Half tiled walls and tiled floor. Wall-mounted basin with mixer tap & mirror above, wall-hung WC with concealed cistern.



PRINCIPLE BEDROOM (LOFT) 20'7 x 11'4 (6.27m x 3.45m)

Set partially under the eaves with double glazed window to the front and wood-framed double window & door to the balcony at the rear. Carpeted floor, neutral white decor. Built-in Wardrobe and door to ensuite shower room.



PRINCIPLE BEDROOM (LOFT) pic 2



BALCONY 11'5 x 5'8 (3.48m x 1.73m)
Decked balcony with metal balustrade looking out to the rear.



VIEW FROM BALCONY



ENSUITE SHOWER ROOM

Fully tiled walls & floor, large walk-in shower cubicle with thermostatic overhead shower and handheld shower, wall-mounted sink and wall-hung wc with concealed cistern.



FIRST FLOOR LANDING

Wood framed Double-glazed window to front, carpeted floor, neutral white decor and oak bannister.



BEDROOM 2 15'4 x 12'10 (4.67m x 3.91m)

Tall wood-framed double glazed windows to the rear, carpeted floor and neutral white decor, radiator.



BEDROOM 3 11'11 x 7'9 (3.63m x 2.36m)

Wood framed double glazed window to the front and 2x side lights, carpeted floor, neutral white decor, radiator.



FAMILY BATHROOM

Fully tiled walls & floor, white suite including a full-sized bath with glass shower screen and thermostatic shower. wall-mounted sink and wall-hung wc with concealed cistern.



REAR GARDEN 32'10 x 31'6 (10.01m x 9.60m)

The garden benefits from extra width and side access due to the property being an end-of-terrace and is east-facing capturing the morning sun. The reception room opens on to the paved patio with steps upto the astro-turf lawn with the raised planted flower beds at the end.



REAR GARDEN (pic 2)



REAR ELEVATION



Cornell Gardens, Barnet, EN4.

Approximate Area = 1246 sq ft / 116 sq m

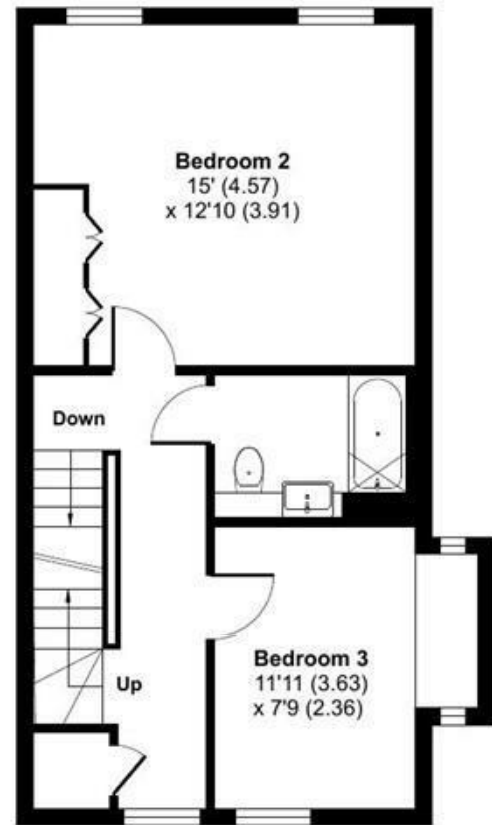
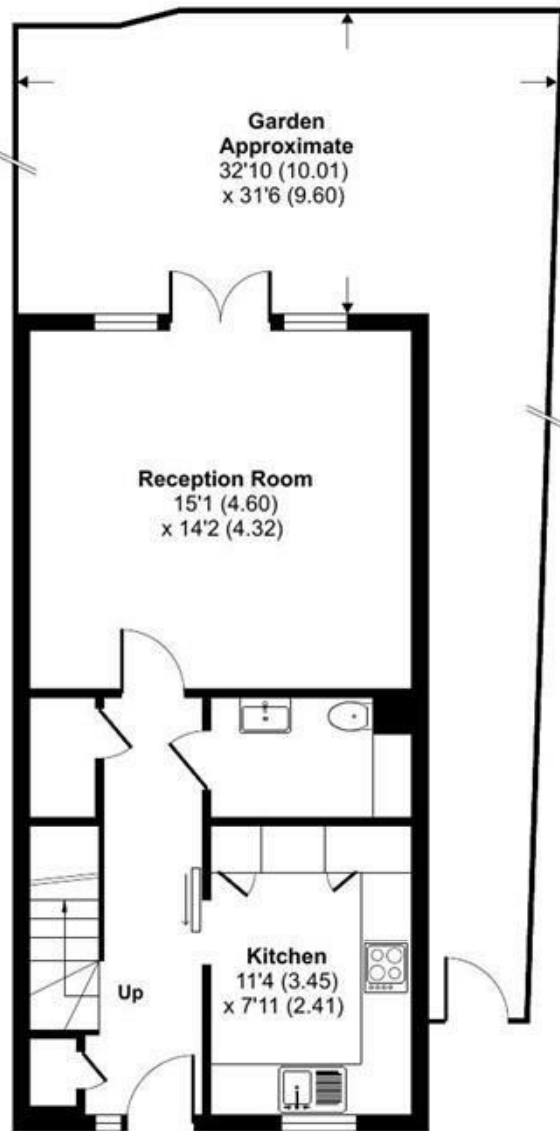
Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 1257 sq ft / 117 sq m

For identification only - Not to scale

Denotes restricted
head height

**Michael
Wright
Estate
Agents**



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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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		

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.

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