



## MOUNT PLEASANT, COCKFOSTERS, EN4

This Detached House offers a perfect blend of space, comfort, and potential. Spanning 1,864 square feet, this property boasts three larger than average bedrooms and two inviting Reception Rooms, making it an ideal family home.

Constructed in the 1960's the house has been thoughtfully extended, providing a larger than average living space. The spacious Double Reception adjoins the Conservatory and has access to the level Rear Garden. The integral garage, accessible via its own drive, presents an excellent opportunity for conversion, should you wish to convert it and open plan it to the current Kitchen/breakfast room.

The ground floor also features a welcoming entrance hall, a convenient guest cloakroom. Upstairs, you will find a well-appointed four-piece bathroom, with the potential to use a small section of the main bedroom to create an en suite for the master bedroom. The loft is also suitable for conversion - SPP.

Outside, the property benefits from off-street parking for up to four vehicles. There is also a good-sized, level rear garden.

Located at the top end of Mount Pleasant, this home is just a short 3 to 5-minute walk from local shops, bus services and the Cockfosters Tube Station on the Piccadilly Line, making commuting a breeze. Additionally, reputable junior and secondary schools are within easy reach, making this property an excellent choice for families. Trent Park is also nearby, plus access to the M25.

This charming house offers a wonderful opportunity to create your dream home in a sought-after location and is OFFERED CHAIN FREE, SUBJECT TO PROBATE.



### ACCOMMODATION

\* ENTRANCE HALL \* LARGE 24FT LOUNGE/DINER \* KITCHEN/BREAKFAST ROOM \* DOUBLE GLAZED CONSERVATORY \* DOWNSTAIRS WC \* 3 LARGER THAN AVERAGE SIZED BEDROOMS - BEDROOM 2 COULD BE SPLIT \* FAMILY BATHROOM \* MATURE & LEVEL 60FT REAR GARDEN \* OFF STREET PARKING FOR 3-4 CARS TO THE FRONT \* INTEGRAL GARAGE WITH OWN DRIVE \* SCOPE TO EXTEND - STPP \* OFFERED CHAIN FREE, SUBJECT TO PROBATE \*  
\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £950,000 FREEHOLD**

## ENTRANCE HALL

UPVC front door, window to side, oak effect flooring, coving to the ceiling and pendant lighting. Doors leading to the kitchen/breakfast room and the large lounge/diner. Carpeted stairs leading to the first floor. Door to Downstairs Cloakroom.



## LOUNGE/DINER 24'6" x 17'11" (7.47 x 5.47)

Larger than average living space.. Double glazed French Doors leading to the rear garden. Carpeted floor, with coving to the ceiling and both pendant and wall hung lighting. Two double radiators and feature fireplace.



**KITCHEN/BREAKFAST ROOM 12'9" x 11'10" (3.90 x 3.62)**

**Well planned and fitted with oak effect flooring, oak fronted wall and base units with integrated fridge freezer, plumbed for washing machine, space for tumble dryer. Gas hob, double oven, stainless steel sink with mixer tap and space for dishwasher to the side. Ample space for a dining table, as can be seen. Double glazed window to the front.**



**KITCHEN/BREAKFAST ROOM (pic 2)**

**Different aspect, also showing glazed door and access to the double glazed conservatory.**



**DOUBLE GLAZED CONSERVATORY 22'3" x 8'7" (6.80 x 2.63)**

**Double glazed conservatory with doors to kitchen/breakfast room, rear garden and to garage. Laminate flooring, large double radiator, fan to the ceiling.**



**FIRST FLOOR LANDING**

**Double glazed window to the side. carpeted, with wooden balustrade, pendant lighting & coving to the ceiling. Access to all three double bedrooms & the family bathroom.**



**BEDROOM 1 19'4" x 17'1" (5.90 x 5.23)**

**A larger than average L-Shaped main bedroom. Two large double glazed windows to the front, letting in lots of natural light. Carpeted, fitted wardrobes offering ample storage along one wall, pendant lighting & coving to the ceiling. This bedroom is adjacent to the family bathroom, and there is plenty of space and scope to create an en suite bathroom.**



**BEDROOM 1 (pic 2)**

**A different aspect, further highlighting how spacious the room is.**



**BEDROOM 2 18'1" x 14'0" (5.52 x 4.27)**

**Two double glazed windows to the rear with radiator beneath. Carpeted, fitted wardrobes & pendant lighting. It could be possible to divide this room to create Bedroom 4.**



**BEDROOM 2 (pic 2)**



**BEDROOM 3 13'0" x 11'8" (3.97 x 3.56)**

**An amazing size for a 3rd bedroom. Double glazed window to the side. Carpeted, radiator & fitted wardrobes.**



**FAMILY BATHROOM - (pic. 1)**

**Double glazed frosted window to the front with radiator beneath. A fully tiled bathroom with four piece suite comprising of a full sized paneled bath, shower cubicle, pedestal wash hand basin & low flush WC.**



**FAMILY BATHROOM - (pic. 2)**



**REAR GARDEN 60'0" x 35'1" (18.30 x 10.70)**

**A mature and well kept garden on level ground, mainly laid to lawn with a patio area and well established bushes and shrubs.**



**GARDEN (pic 2)**  
**Different aspect showing from the rear.**



**REAR ELEVATION OF PROPERTY & GARDEN**



**INTEGRAL GARAGE WITH OWN DRIVE & PAVED OFF STREET 17'11" x 7'6" (5.48 x 2.30)**

**A good sized garage providing extra parking, or for storage, but also adjacent to the Kitchen/Breakfast Room and connecting with the Double Glazed Conservatory, making it ideal for conversion - SPP.**



**REAR ELEVATION OF PROPERTY**



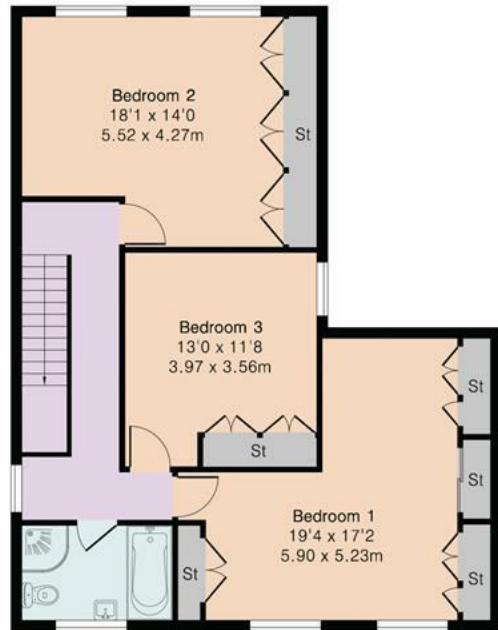
**Approximate Gross Internal Area 1864 sq ft - 173 sq m**

Ground Floor Area 1024 sq ft – 95 sq m

First Floor Area 840 sq ft – 78 sq m



Ground Floor



First Floor



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.



Energy Efficiency Rating	
Current	Potential
	81
62	

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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> 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.