



SUSSEX WAY, COCKFOSTERS, EN4

Michael Wright are pleased to offer this lovely semi-detached house in Sussex Way, Cockfosters, bursting with original character. The house still has its original parquet flooring in the entrance hall, as well as much of the original coving and many of the original stained glass windows.

It has 3 bedrooms, 2 separate receptions, kitchen, bathroom and downstairs WC. It is in need of updating, but offers a blank canvas for someone to make it their own. There are options to extend to the rear and into the loft - subject to usual consents.

The property has a shared driveway and a 20ft front garden, which is paved, offering off street parking for at least 2 cars.

There is also a 55ft south-easterly facing rear garden with a paved patio area and a lawn with mature plants & shrubs.

Conveniently situated in the heart of Cockfosters, this home is within an easy level walk of both Cockfosters & Oakwood stations, shops, restaurants and local amenities. It is also ideally located for many of the local primary & secondary schools (especially Southgate).



ACCOMMODATION

- * DOUBLE GLAZED ENTRANCE PORCH * INNER ENTRANCE HALL WITH ORIGINAL PARQUET *
- DOWNSTAIRS CLOAKROOM * 2 SEPARATE RECEPTIONS * KITCHEN * 3 BEDROOMS *
- BATHROOM * PAVED PATIO AREA * SOUTH-EAST FACING REAR GARDEN * OFF STREET
- PARKING TO FRONT GARDEN * IN NEED OF MODERNISATION *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £740,000 FREEHOLD

ENTRANCE HALL

A bright & airy entrance hall with original parquet flooring and neutral white decor.



ENTRANCE HALL (pic 2)



FRONT RECEPTION 15'5 x 13'4 (4.70m x 4.06m)
Double glazed bay window to front, 2 stained glass windows to the side, original coving.



REAR RECEPTION 16'10 x 11'7 (5.13m x 3.53m)
Double glazed bay window to the rear with french doors out onto the patio.



REAR RECEPTION (pic 2)



KITCHEN 13'6 x 7'8 (4.11m x 2.34m)



LANDING

A spacious and bright landing with a large stained glass window to the front.



BEDROOM 1 15'7 x 13'5 (4.75m x 4.09m)

A large double bedroom set at the front of the house, with Double glazed bay window to the front and two original leaded with stained glass small windows to the side of the property.



BEDROOM 2 16'8 x 11'5 (5.08m x 3.48m)



BEDROOM 3 10'9 x 8'0 (3.28m x 2.44m)



BATHROOM



GARDEN 55'0 x 25'0 (16.76m x 7.62m)



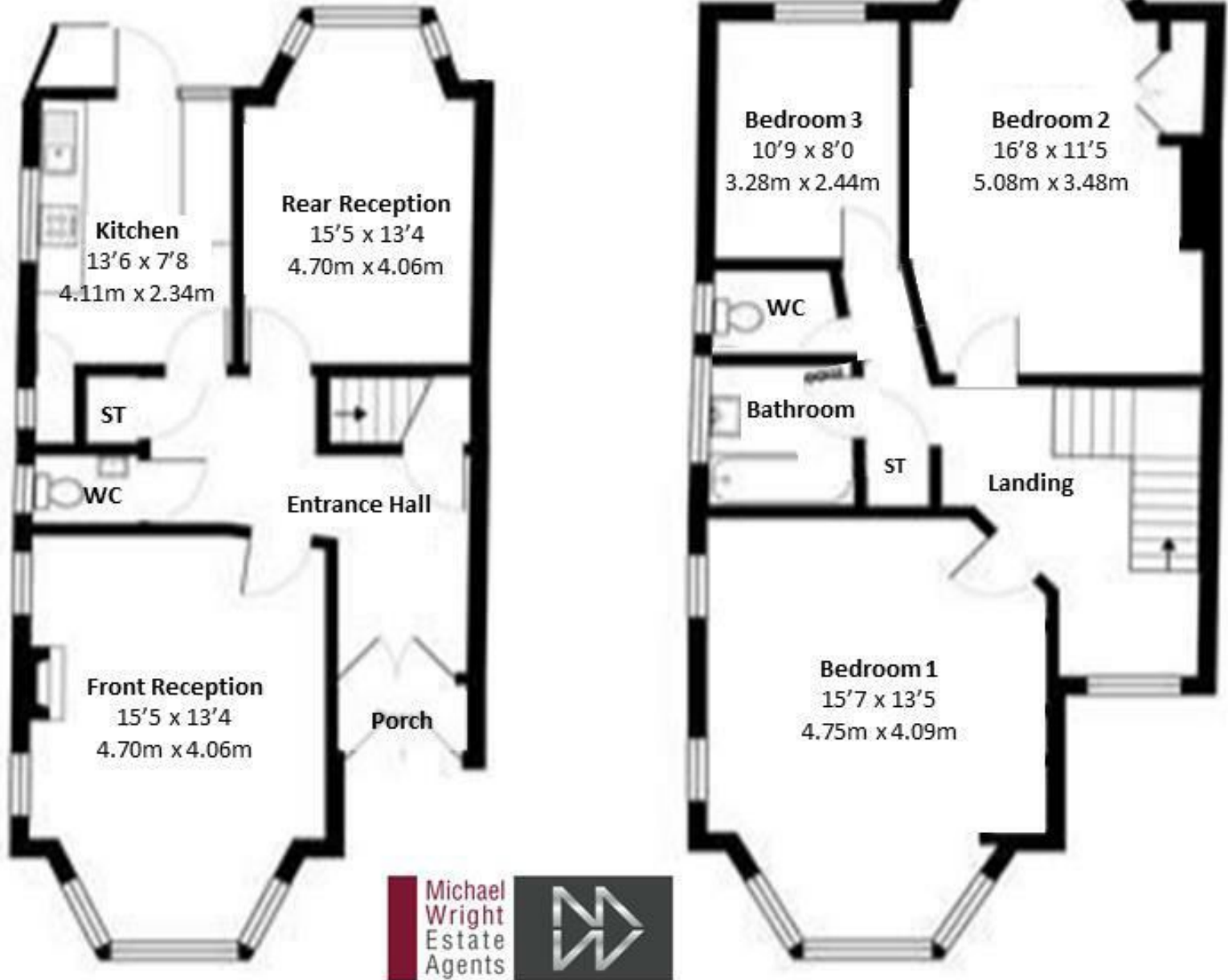
REAR ELEVATION



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Approximate internal area: 1290sqft (120sqm)

All measurements are approximate and are for illustrative purposes only.



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	 83 61
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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