Michael Wright Estate Agents

Tel. 020 8449 2255
Email. sales@michaelwright.co.uk
Web. www.michaelwright.co.uk
125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

ROBSON CLOSE, ENFIELD, EN2

We are pleased to be able to offer you this recently extended and thoughtfully renovated modern detached home offering a perfect blend of comfort and contemporary living. Spanning 1,657sqft, the property boasts a light-filled entrance hall, 4 spacious bedrooms, 2 bathrooms and 3 receptions, making it an ideal family home. The heart of the home is the stunning kitchen, finished with white gloss units, sleek stone worktops and high-quality integrated appliances, seamlessly opening onto the adjoining dining area. For added flexibility, a separate snug is perfect for use as a study, playroom, or even a ground-floor 5th bedroom. To the rear there is a well-laid out garden with paved patio and lawn, whilst in front there is generous block-paved drive for several cars adding to the practicality of this lovely home. Situated just off the Ridgeway, the property benefits from a peaceful residential setting, yet remains conveniently close to the local shops, schools and transport facilities of the area.

ACCOMMODATION

* RECENTLY MODERNISED DETACHED HOME * BRIGHT & AIRY ENTRANCE HALL * REAR LIVING ROOM * SNUG / PLAYROOM / STUDY * SEPARATE DINING ROOM * FITTED KITCHEN & DINING ROOM * DOWNSTAIRS SHOWER ROOM & GUEST WC * 4 DOUBLE BEDROOMS * FAMILY BATHROOM * WELL KEPT SOUTH-FACING REAR GARDEN * OFF STREET PARKING TO FRONT *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £885,000 FREEHOLD

ENTRANCE HALL 14'11" x 13'9" (4.55m x 4.20m)
Bright and airy entrance hall, leading to the inner hallway. Grey herringbone flooring and neutrally decorated.

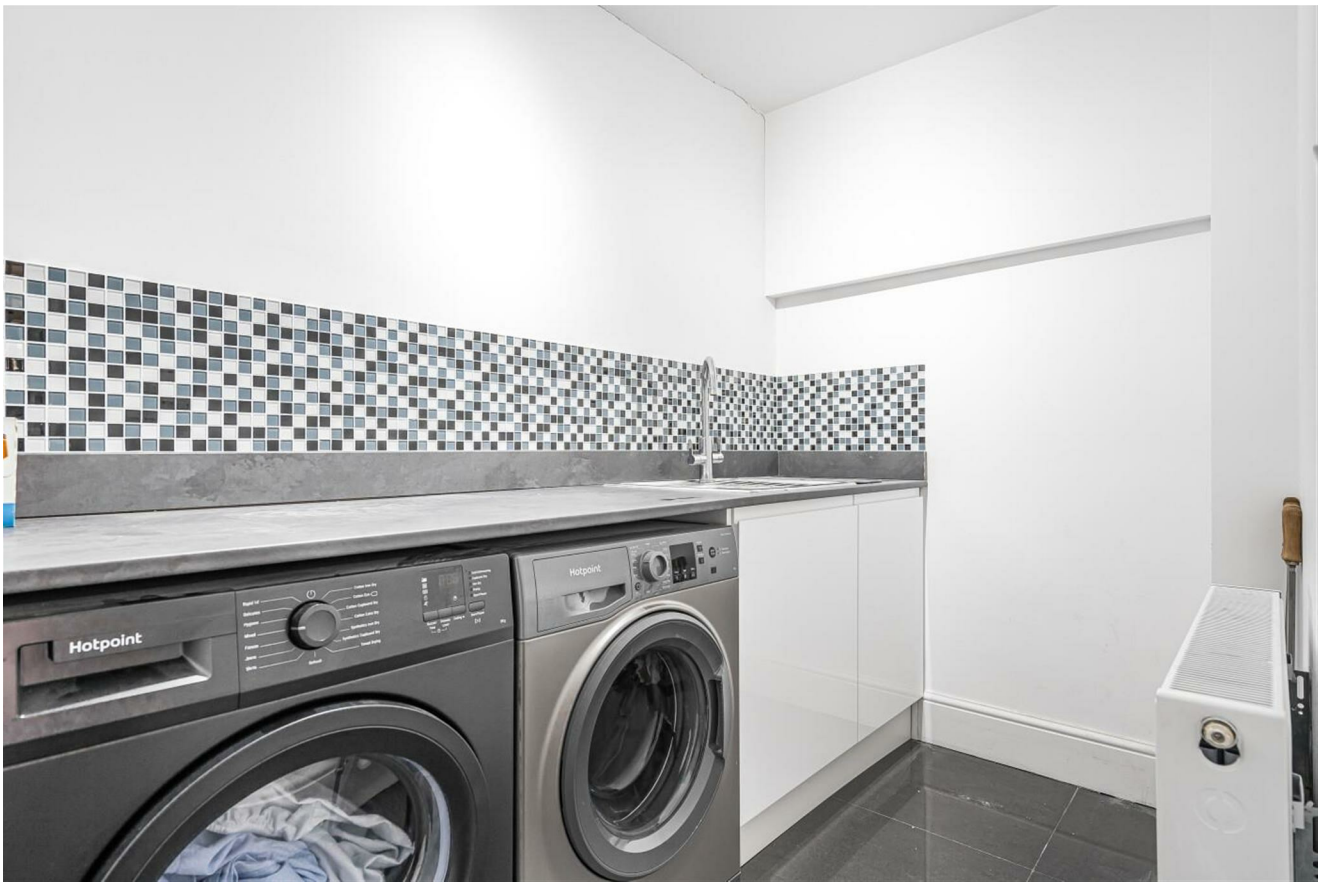
LIVING ROOM 15'2" x 14'11" (4.63m x 4.55m)
Double glazed window to the rear, tall column radiators, Grey herringbone flooring and neutrally decorated, doorway to kitchen.

LIVING ROOM (pic 2)

KITCHEN 18'10 x 9'9 (5.74m x 2.97m)
Double glazed door to side into garden and opening through to dining area. Grey tiled floor, neutral white decor and spotlights to ceiling. Column radiator. Fitted with gloss white wall & base units with grey stone worktops, upstands & contrasting mosaic tiled backsplash, under-mounted sink, with integrated twin ovens, microwave, hob & dishwasher and space for American-style fridge freezer.

KITCHEN (pic 2)

UTILITY ROOM 9'4 x 5'0 (2.84m x 1.52m)
Grey tiled floor. Fitted with based units with grey worktops, upstands & mosaic tiled backsplash, single drainer stainless steel sink, plumbed for washing machine & tumble dryer. Radiator.



DINING AREA 14'2 x 7'0 (4.32m x 2.13m)
Large double glazed windows to rear and french doors out to the Patio area ,plus glass lantern above with spotlights around. Grey tiled floor, neutral white decor.

SNUG / PLAYROOM / STUDY 13'5 x 13'1 (4.09m x 3.99m)
Converted from the old garage and turned into a really convenient extra living space, can be used as a Study / Lounge / Playroom OR even as it is currently being used, as a 5th Bedroom.
Double glazed window to front, with radiator beneath, spotlights, grey herringbone flooring and neutrally decorated.

GROUND FLOOR SHOWER ROOM

SEPARATE WC

FIRST FLOOR LANDING

BEDROOM 1 12'10 x 11'9 (3.91m x 3.58m)
Double glazed windows to rear with radiator under, laminate flooring, spotlights, fitted wardrobes to one wall.

BEDROOM 1 (pic 2)

BEDROOM 2 13'1 x 9'8 (3.99m x 2.95m)
Double glazed windows to rear with radiator under, laminate flooring, spotlights, fitted wardrobes.

BEDROOM 3 12'10 x 10'0 (3.91m x 3.05m)
Double glazed windows to front with radiator under, laminate flooring, spotlights, fitted wardrobes.

BEDROOM 4 10'5 x 9'10 (3.18m x 3.00m)
Double glazed windows to front with radiator under, laminate flooring, spotlights.

FAMILY BATHROOM

Frosted double glazed window to side, fully tiled walls & floor, spotlights, chrome heated towel radiator. White suite comprising a full size bath with mixer tap and shower, glass shower screen, sink with worktop combo and full-width mirror over and vanity unit beneath, plus concealed cistern WC.

GARDEN

South facing rear garden with secluded paved patio leading to the lawned area with planted borders.

GARDEN (pic 2)

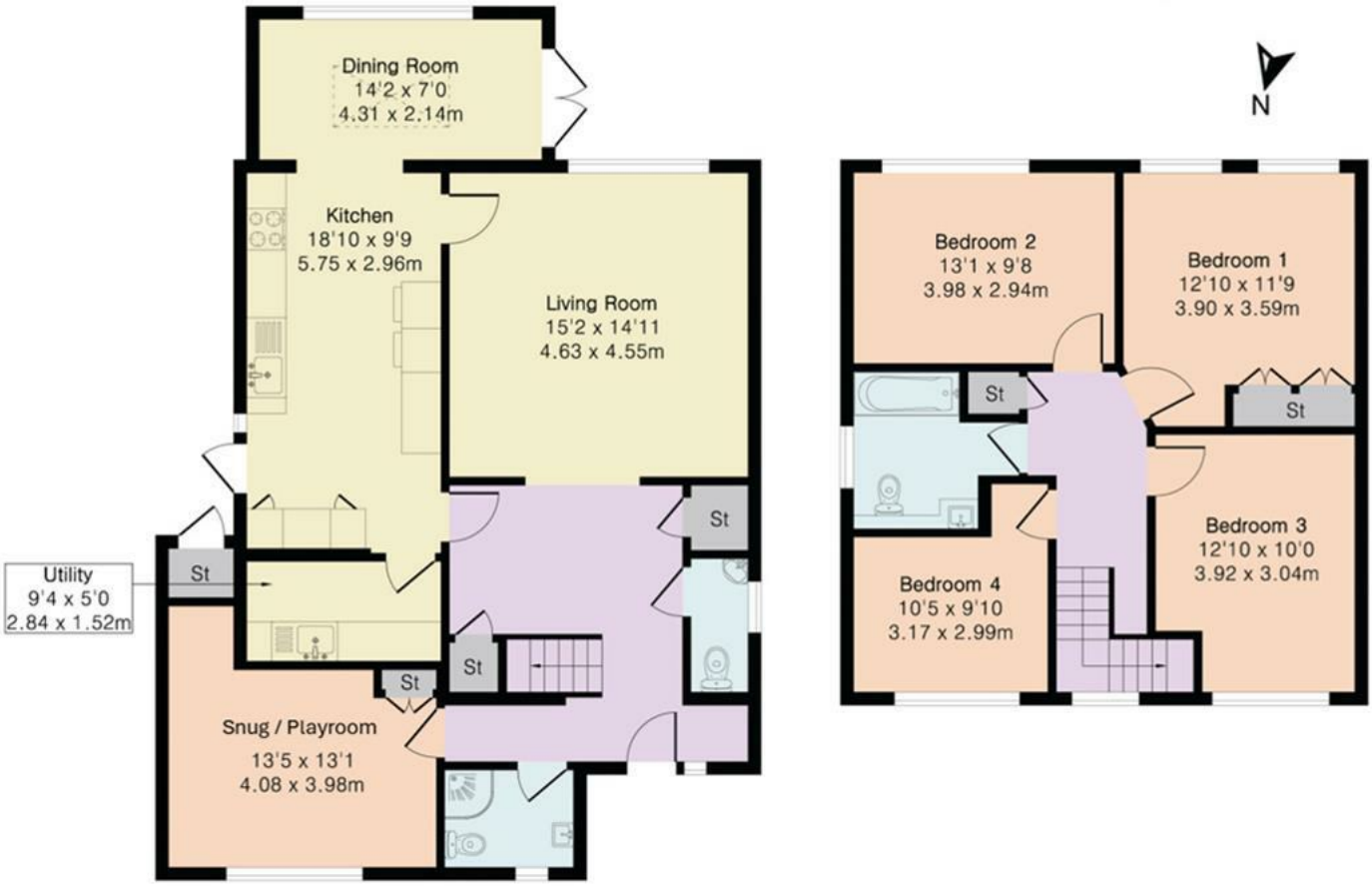
REAR ELEVATION

Robson Close, Enfield EN2

Approximate Gross Internal Area 1657 sq ft - 154 sq m

Ground Floor Area 995 sq ft – 92 sq m

First Floor Area 650 sq ft – 60 sq m



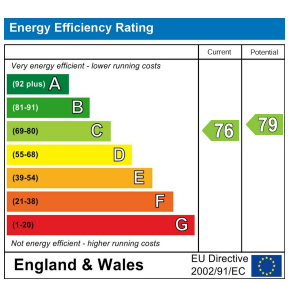
Ground Floor

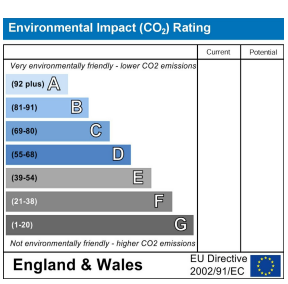
First Floor

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.

Call. 020 8449 2255 **sales@michaelwright.co.uk**