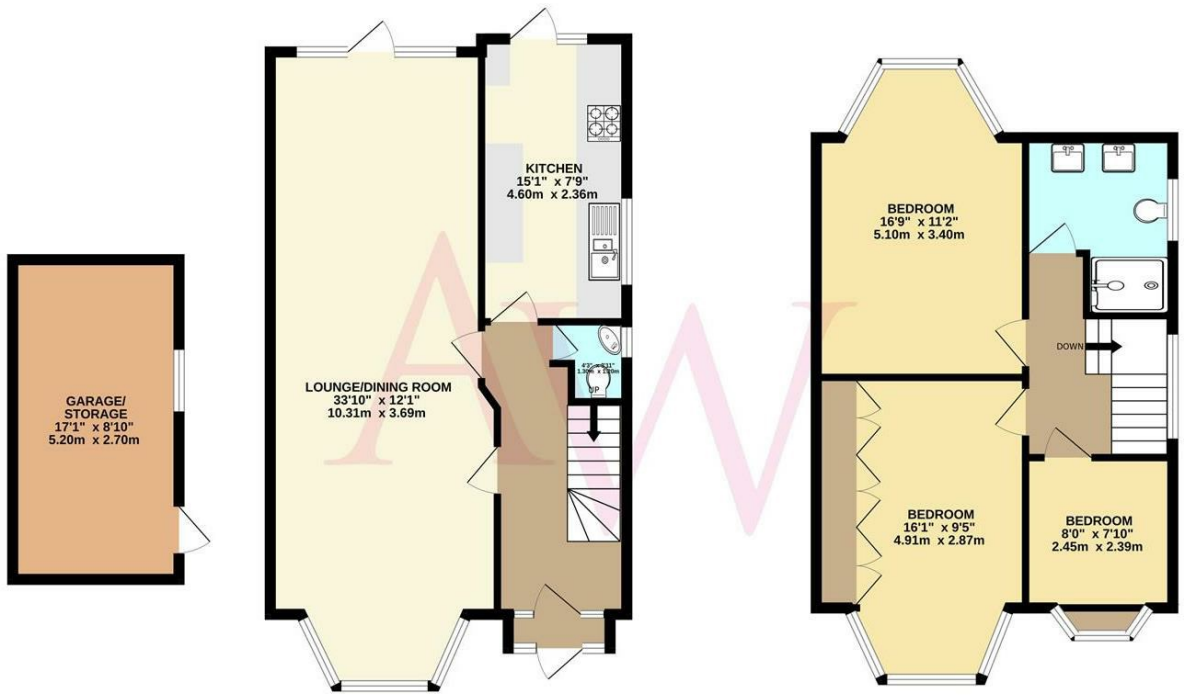
18 GLOUCESTER GARDENS, COCKFOSTERS, BARNET EN4 0QW

£850,000 | Freehold

ANDREW WARD ESTATE AGENTS EST. 1988



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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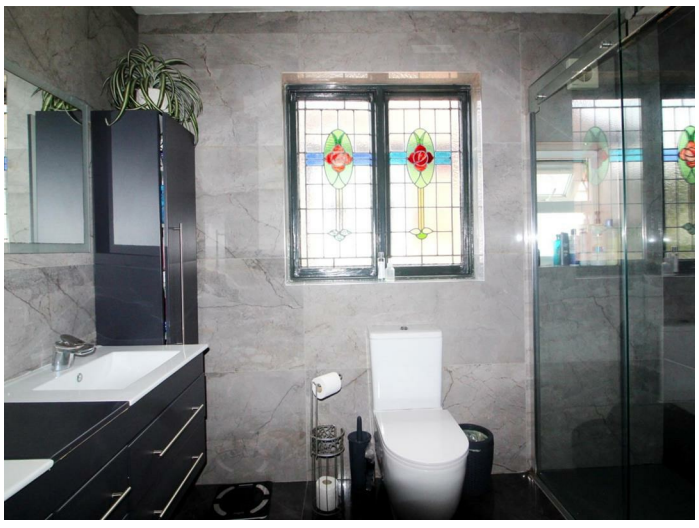

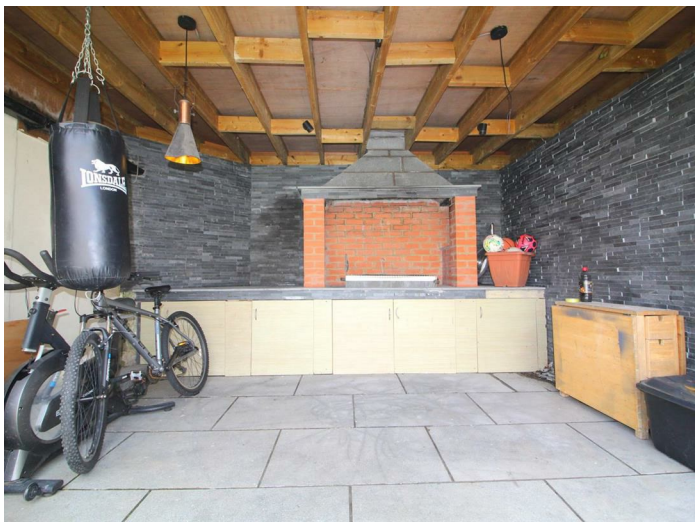

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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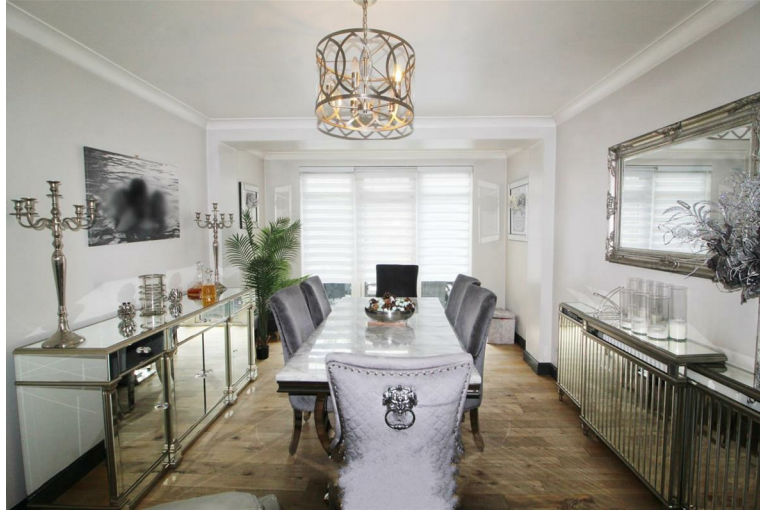


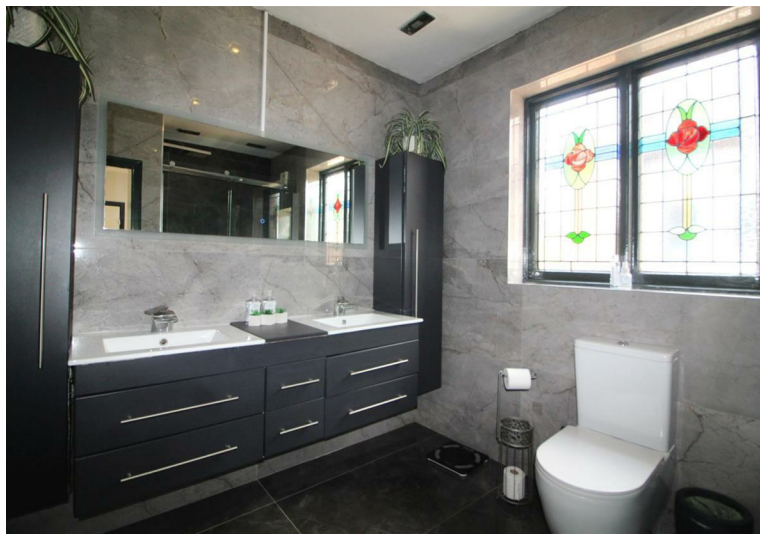
Property Overview

Introducing this beautifully presented three bedroom-semi-detached family home situated on the highly sought after Gloucester Gardens which is a stones throw from Cockfosters High street and Underground train station (Piccadilly Line).

The property comprises of a bright and spacious dual aspect open plan living and dining room featuring a big bay window and oak wood flooring throughout. A dual aspect fully integrated contemporary kitchen complete with Quarts worktops, Bosch double oven and microwave, porcelain tiled flooring with direct access to the beautifully landscaped south westerly facing rear garden featuring patio and an enclosed brick built Barbeque for Al-fresco dining, perfect for entertaining.

To first floor are three bedrooms, one large master and a second double bedroom, both with big bay windows and one with fitted wardrobes, a third single bedroom and a luxury and stylish family bathroom with his and her sink double width shower and stained glass window.

To the front of the property is a large block paved driveway for two vehicles and a garage at the back of garden accessed via service road.



Property Features

- LIVING ROOM - 16'2 X 12'8
- DINING ROOM - 17'7 X 11'3
- KITCHEN - 15'5 X 7'8
- EXTENSION POTENTIAL
- CLOSE TO COCKFOSTERS HIGH STREET & UNDERGROUND STATION
- BEDROOM 1 - 16'6 X 11'2
- BEDROOM 2 - 16'6 X 11'2
- BEDROOM 3 - 9'2 X 7'7
- BATHROOM - 9'5 X 7'9

Agents Notes

Further benefits include side access, plenty of storage cupboards and potential to carry out a full width ground floor and dormer loft extension subject to planning permission.

Gloucester Gardens is situated within moments of Cockfosters High Street with all of its restaurants, shops, cafes, amenities and Cockfosters Underground Train Station (Piccadilly Line). Also within easy reach of the picturesque 418 acres Trent Country Park, Southgate, Trent C of E, Danegrove Primary's and Southgate Secondary.

EPC Rating: D
Council Tax Band: F