



FAIRGREEN COURT, COCKFOSTERS, EN4

Offering for sale CHAIN FREE, this BRIGHT, SPACIOUS & WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR GARDEN MAISONETTE in this quiet tree-lined road at the start of HADLEY WOOD. The property comprises a fitted kitchen with integrated appliances, a large 20ft living / dining room, two double bedrooms, a modern & fully tiled shower room, own private rear garden, residents parking plus 2 garages en-bloc. Benefiting from gas central heating, double glazing, share of freehold with a 935 year lease. The property is well located, just 10 minutes level walk to Cockfosters underground station and Cockfosters parade and is conveniently located for the area's schools, transport links, shops, bars & restaurants. Viewings highly recommended.



ACCOMMODATION

* MAISONETTE WITH OWN PRIVATE ENTRANCE * 2 DOUBLE BEDROOMS * SPACIOUS 20FT LIVING / DINING ROOM * FITTED KITCHEN WITH APPLIANCES * FULLY TILED MODERN SHOWER ROOM * OWN PRIVATE REAR GARDEN * RESIDENTS PARKING & 2 GARAGES EN-BLOC * CONVENIENT & ATTRACTIVE LOCATION * GAS CENTRAL HEATING * DOUBLE GLAZING * SHARE OF FREEHOLD WITH 935YR LEASE * AVAILABLE CHAIN FREE * SERVICE CHARGE - £475/QTR *

PRICE: £575,000 LEASEHOLD - SHARE OF FREEHOLD

LIVING / DINING ROOM 20'6 x 16'5 (6.25m x 5.00m)

Access via the entrance porch, Double glazed window to front, carpeted floors, wall lights, coving to ceiling, feature fireplace with gas-coal effect fire and doorways to the kitchen & inner hallway. Understair storage cupboard.



KITCHEN 10'11 x 10'0 (3.33m x 3.05m)

Double glazed door and window to the rear, beech coloured wall & base units with grey laminate worktops and tiled splashback. Single-drainer stainless steel sink and integrated appliances including; dishwasher, electric hob with built-in oven under and canopy extractor above. Spotlights to ceiling.



KITCHEN (pic 2)



INNER HALLWAY

Accessed from living / dining room, carpeted floors, coving to ceiling, storage cupboard, doors to bedrooms & shower room.



BEDROOM 1 15'9 x 14'1 (4.80m x 4.29m)

Double glazed window to front with radiator beneath, carpeted floors, wall lights, coving to ceiling.



BEDROOM 2 13'10 x 9'10 (4.22m x 3.00m)

Double glazed window to the rear with radiator beneath, carpeted floors, beech coloured floor to ceiling wardrobes fitted to 2 walls with matching chest of drawers, bedside tables and headboard.



MODERN SHOWER ROOM

Two double glazed & frosted windows to the rear, fully tiled walls & floor, modern white suite comprising white handwash basin with vanity unit beneath, low-level WC and large walk-in shower cubicle with glass shower screen and thermostatic shower.



OWN REAR GARDEN

Accessed via the kitchen, the property has its own private section of garden, mainly paved with some mature shrubs.



PARKING
Residents parking available to the front of the building



GARAGES EN-BLOC
The property includes 2 garages en-bloc to the rear of the ground, with access from the side of the building or from Bournewell Close.



COMMUNAL GARDENS
The property is surrounded by well-maintained communal gardens.



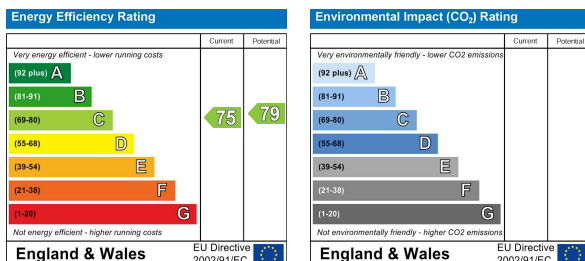
Approximate Gross Internal Area 930 sq ft - 86 sq m



Ground 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.



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.