



## HEDDON COURT AVENUE, COCKFOSTERS, EN4

OFFERING FOR SALE THIS PURPOSE-BUILT 4 BEDROOM SIR FRANCIS WALKER HALLS ADJOINING SEMI-DETACHED HOUSE, RETAINING MUCH OF IT'S ORIGINAL CHARM WITH A WIDER THAN AVERAGE PLOT, DETACHED GARAGE SET BACK IN ITS OWN 30FT DRIVEWAY & A WELL-MAINTAINED 75FT REAR GARDEN, IN THIS SOUGHT AFTER COCKFOSTERS LOCATION.

There are 2 generous receptions, a fitted kitchen/breakfast room, 4 Good Sized Bedrooms, plus Family Shower room, Reception Hallway and Downstairs Cloakroom.

The Property is in Need of Updating, but is Certainly a Blank Canvass with plenty of scope for Further Improvement & Extension to the Side, rear and into the loft - Subject to the Usual Consents.

Conveniently Located for All of Cockfosters' Local Amenities, Including Piccadilly Line Tube Station, Buses Going North, East, South & West, Shops, Restaurants, Good Schools, Trent Park & the M25.

Offered Chain Free, This Would Make an Excellent Family Home. Viewings Highly Recommended.



### ACCOMMODATION

\* LARGE RECEPTION HALLWAY \* SEPARATE FRONT & REAR RECEPTION ROOMS \* FITTED KITCHEN / BREAKFAST ROOM \* 4 GOOD SIZED BEDROOMS \* FAMILY SHOWER ROOM & SEPARATE WC \* DOWNSTAIRS CLOAKROOM \* 75FT WELL-MAINTAINED REAR GARDEN \* DETACHED GARAGE WITH OWN 30FT DRIVEWAY \* OFF STREET PARKING TO FRONT \* PLENTY OF SCOPE TO EXTEND (STPP)

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: MOSTLY DOUBLE GLAZING \*

**PRICE: £995,000 FREEHOLD**

## RECEPTION HALLWAY

Enter through the original solid Oak front door into this large, bright & inviting reception hallway. Window to the front with radiator beneath. Solid oak flooring with picture rail, under stairs storage, a second radiator, pendant lighting & coving to the ceiling. Access to front reception, rear reception, fitted kitchen & downstairs WC.



## FRONT RECEPTION 17'2 x 12'8 (5.23m x 3.86m)

Double glazed round bay window to the front with radiator beneath. Carpeted floor with coving and pendant lighting to the ceiling.



**FRONT RECEPTION (Pic 2)**



**REAR RECEPTION 13'11" x 11'10" (4.24m x 3.61m)**

**Double glazed French Doors to the rear. Coal effect gas fire with tiled surround. Picture rails, coving & pendant lighting to the ceiling.**



**KITCHEN BREAKFAST ROOM 16'5 x 10'6 (5.00m x 3.20m)**

**Double glazed window to the rear and frosted glazed door & window to the side. A Worcester Bosch central heating boiler, stainless steel sink, laminate worktops & handy pantry cupboard. Wooden wall & base units, gas hob, eye-level double electric oven, stainless steel sink, plumbed for washing machine & space for fridge freezer.**



**KITCHEN (Pic 2)**



### DOWNSTAIRS WC

Frosted original single glazed window to the side. Carpeted, with low flush WC and pedestal wash hand basin.



### FIRST FLOOR LANDING

A large landing giving access to all four bedrooms, the shower room & separate WC. Leaded skylight into the loft letting in natural light.



**BEDROOM 1 17'3 x 12'4 (5.26m x 3.76m)**

**Double glazed round bay window to the front with large radiator beneath. Original floorboards, built-in wardrobes along one wall & pendant lighting to the ceiling.**



**BEDROOM 2 14'0 x 11'10 (4.27m x 3.61m)**

**Window to the rear with radiator beneath, built-in wardrobes into the alcoves, carpeted floor, pendant lighting and sink with vanity unit beneath in the corner.**



**BEDROOM 3 11'0 x 10'7 (3.35m x 3.23m)**

**Window to the rear with radiator beneath, carpeted floor, pendant lighting and wall mounted wash hand basin in the corner.**



**BEDROOM 4 11'10 x 9'7 (3.61m x 2.92m)**

**Double glazed window with radiator beneath, picture rails, carpeted floor, pendant lighting, built-in shelving either side of the window**



### **FAMILY SHOWER ROOM**

**Frosted double glazed window to the side, fully tiled walls & carpeted floor, with large walk-in shower cubicle, thermostatic shower, wash hand basin with vanity unit & drawers beneath. Separate WC.**



### **REAR GARDEN approx 75'0 (approx 22.86m)**

**With paved patio area leading to the large well-kept lawn and with large mature planted borders to the sides.**



## REAR ELEVATION



### FRONT GARDEN & DRIVEWAY 30'0 deep (9.14m deep)

A large 30ft deep front garden, with path leading to the front door, a large lawn with mature planted shrubs and a drive to right side providing off-street parking for 3 cars and leading to the detached garage.



**DETACHED GARAGE 17'11 x 9'0 (5.46m x 2.74m)**  
**18ft Brick-build garage with up and over door, with power & light.**



**AERIAL VIEW**



## Approximate Gross Internal Area 1546 sq ft - 143 sq m (Excluding Garage)

Ground Floor Area 777 sq ft – 72 sq m

First Floor Area 769 sq ft – 71 sq m

Garage Area 181 sq ft – 17 sq m



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
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		63	77
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.