



ASHURST ROAD, COCKFOSTERS, EN4

We are pleased to offer for sale this charming Detached chalet style bungalow in the sought-after area of Cockfosters. To the ground floor there are 2 double bedrooms, a 31ft dual aspect living room leading to a bright & spacious conservatory, a well-fitted kitchen/dining room and a guest shower room. On the first floor, there is a large double bedroom with an ensuite bathroom, plus a substantial amount of storage room under the eaves. There is a paved, very private rear garden with planted borders. At the front, there is drive with off street parking for 2/3 cars and an integral garage.

The bungalow offers endless possibilities, with the potential to convert the garage into liveable space (subject to necessary permissions). This 1525 sqft property is in a clean, liveable condition but could benefit from some modern updates.

Nearby, you will find the bustling Cockfosters' amenities within walking distance and the property is located within the catchment area of several excellent local primary and secondary schools & Trent Country Park.



ACCOMMODATION

* SPACIOUS 31FT LIVING ROOM * FITTED KITCHEN/DINING ROOM * BRIGHT, AIRY & SPACIOUS CONSERVATORY * MASTER BEDROOM TO 1ST FLOOR WITH ENSUITE BATHROOM * 2 FURTHER BEDROOMS * MAIN BATHROOM * ADDITIONAL GUEST WC * PAVED REAR GARDEN WITH SUMMER HOUSE * GARAGE WITH OWN DRIVE * OFF STREET PARKING TO FRONT FOR 2/3 CARS * FURTHER SCOPE TO CONVERT THE GARAGE (SUBJECT TO USUAL PERMISSIONS) *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £875,000 FREEHOLD

ENTRANCE HALL

Enter through the composite, partially glazed door into this bright, airy & neutrally decorated entrance hall. Carpeted, with picture rails & spotlights to the ceiling. Access to the living room, kitchen, bedrooms 2 & 3, bathroom and garage.



LIVING ROOM 31'3" x 11'11" (9.53m x 3.63m)

Dual aspect with double glazed bay window to the front with radiator beneath & double glazed French Doors to the rear leading into the conservatory. Carpeted, with picture rails, a second radiator to the rear, coal effect gas fire place with marble surround Wall hung lighting & access to the kitchen & conservatory.



LIVING ROOM (PIC 2)



KITCHEN / DINING ROOM 21'11" x 9'10" (6.68m x 3.00m)

Double glazed sliding doors & windows to the rear letting in lots of natural light. Carpeted, with spotlights to the ceiling. Shaker style wall & base units, picture rails & radiator. Gas hob with extractor fan above. Stainless steel sink, integrated dishwasher, undercounter fridge & undercounted freezer. Fitted microwave & oven. Laminate worktops.



CONSERVATORY 13'10" x 9'11" (4.22 x 3.03)

A brick-built conservatory with floor to ceiling double glazed doors, windows & roof.



BEDROOM 2 14'0" x 11'11" (4.27m x 3.63m)

Double glazed bay window to the front with radiator beneath. Carpeted, with picture rails, spotlights to the ceiling & additional wall hung lighting. Fitted wardrobes to one wall & fitted side tables.



BATHROOM

Velux electronic sky light to the ceiling. Walk in shower, panelled bath, low flush WC, pedestal wash hand basin with mirror above. Fully tiled walls, radiator & carpeted.



BEDROOM 3 14'4" x 9'5" (4.37m x 2.87m)

Double glazed window to the side with radiator beneath. Carpeted, with fitted wardrobes & dressing table. Picture rails & spotlights to the ceiling.



GUEST WC

Low flush WC, pedestal wash hand basin with tiles & mirror above. Wall hung lighting.



BEDROOM 1 (LOFT) 19'11" x 14'1" (6.07m x 4.29m)

dual aspect with double glazed window to the front with radiator beneath & 2 double glazed Velux windows to the side, with electric blinds. Carpeted, with spotlights to the ceiling & eaves storage.



BEDROOM 1 (LOFT) PIC 2



ENSUITE BATHROOM

Double glazed Velux window to the rear with radiator beneath. Carpeted, with low flush WC, tiled bath, pedestal wash hand basin, with spotlights to the ceiling.



GARDEN

A secluded, paved garden lined by mature trees & shrubs. Summer House at the rear.



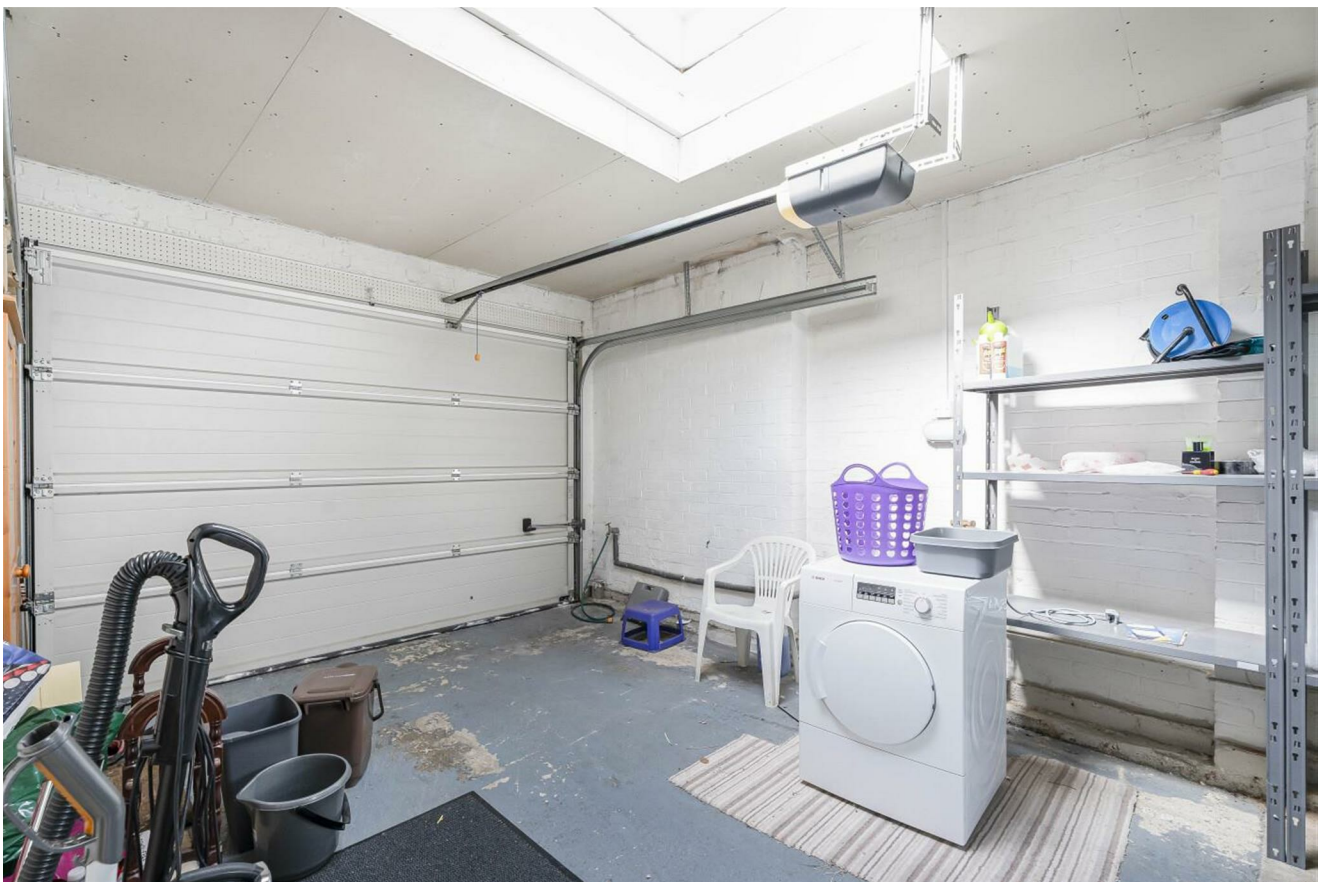
REAR ELEVATION



SUMMER HOUSE



GARAGE



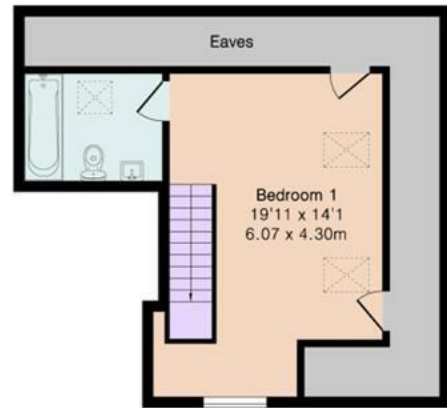
**Approximate Gross Internal Area 1832 sq ft - 171 sq m
(Including Garage)**

Ground Floor Area 1525 sq ft – 142 sq m

First Floor Area 307 sq ft – 29 sq m



Ground Floor



First 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.



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		
	60	71
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.