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CORNELL GARDENS, COCKFOSTERS, EN4

We are pleased to offer for sale this modern-built 4 bedroom, 2 bathroom End of Terrace property in the Bolingbroke development in Cockfosters, EN4. On entering, you will find a bright & airy hallway leading to the kitchen / dining room, rear reception room, a guest WC & stairs leading to the first floor. To the first floor there are 2 bedrooms - 1 double with ensuite shower room & 1 single. To the second floor you will find 2 further bedrooms & luxury family bathroom.

There are French Doors which go out onto a paved patio leading down to the decked garden area. Side access leading to the front & direct access to Oakhill Wood.

The property is conveniently Located for Cockfosters Tube Station (Picc. Line), Shops, Restaurants and Excellent Schools for All Ages, Including Trent CofE, East Barnet & Southgate Secondary Schools. There are Bus Routes going in every direction - Barnet, Enfield, Southgate & Potters Bar.

Viewings Recommended.



ACCOMMODATION

* WELL PRESENTED END OF TERRACE * 4 BEDROOMS * FAMILY BATHROOM & ADDITIONAL SHOWER ROOM * DOWNSTAIRS WC * REAR LOUNGE * LUXURY FITTED KITCHEN / DINING ROOM * STORAGE CUPBOARDS ON EACH FLOOR * WIDE GARDEN WITH SIDE ACCESS * ALLOCATED PARKING SPACE * SECURITY ALARM *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £885,000 FREEHOLD

ENTRANCE HALL

Bright and Airy entrance hall with Oak flooring, neutral white decor. Carpeted Stairs to first floor with Oak Bannister. Access to the Kitchen, Lounge & downstairs WC.



KITCHEN / DINING ROOM

Triple aspect with wood framed Double-glazed windows to the front, side & rear. Tiled flooring & stone worktops & upstands. Fitted with contrasting Grey & White handleless wall & base units, with tiled splashback & under-mounted stainless steel sink. Integrated appliances include; Oven, Microwave & dishwasher. Spotlights to the ceiling.



KITCHEN AREA



DINING AREA



LOUNGE

Wood framed Double-glazed French Doors to the rear, Oak flooring and neutral white decor. Fitted shelving along one wall, radiator & pendant lighting to the ceiling.



LOUNGE (PIC 2)



GUEST WC

Partially tiled walls and tiled flooring. Wall-mounted wash hand basin with mixer tap & mirror above, wall-hung WC with concealed cistern. Chrome heated towel rail.



UTILITY CUPBOARD

BEDROOM 1

Dual aspect with double glazed windows to the rear, with radiator between. Carpeted, with a fitted wardrobe to one wall & pendant lighting to the ceiling.



BEDROOM 1 (PIC 2)



ENSUITE SHOWER ROOM

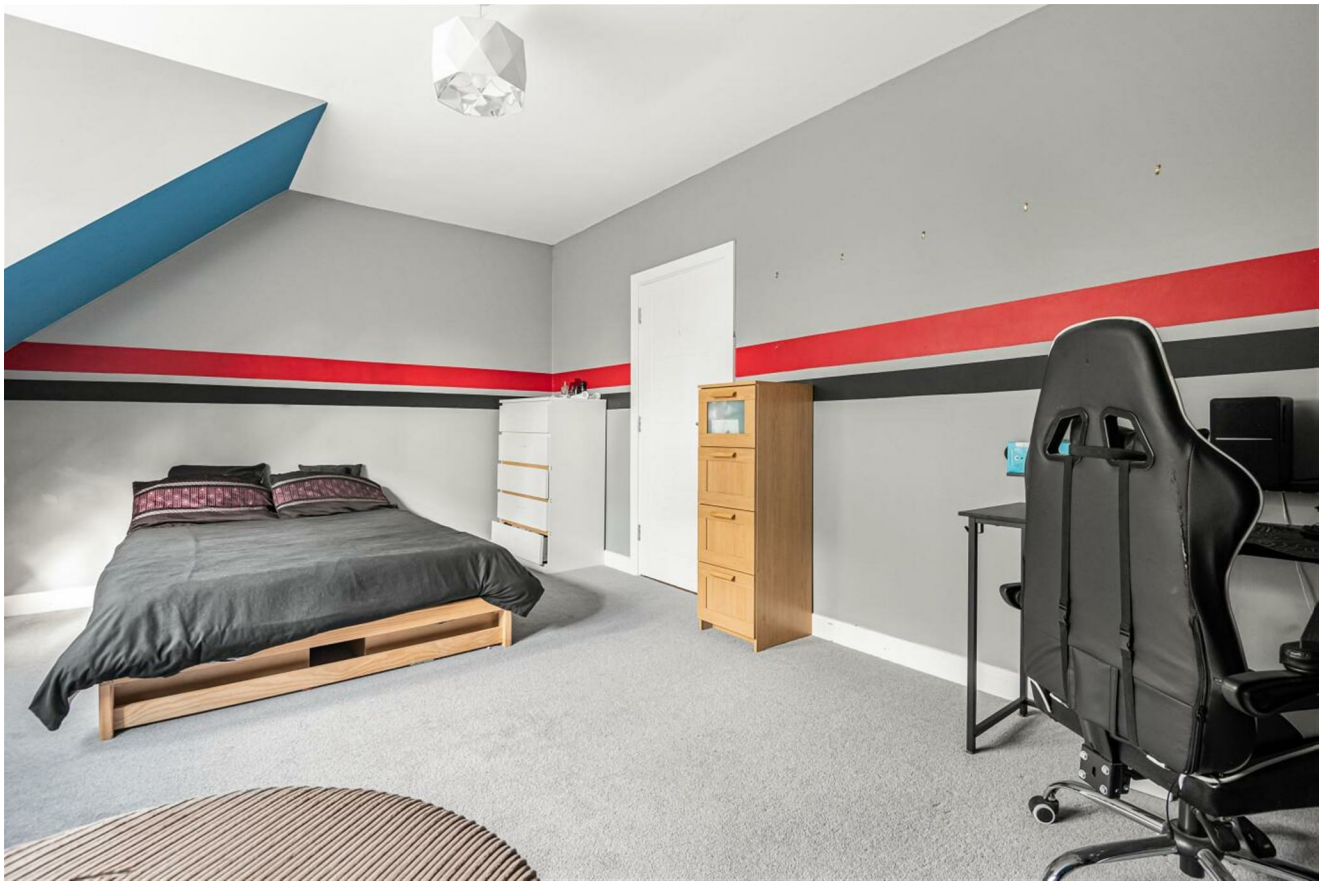
Fully tiled, with large walk-in shower cubicle, wall-mounted sink with mirror above. Wall-hung WC with concealed cistern.



BEDROOM 4 (1ST FLOOR)
Double glazed window to the front. Carpeted & neutrally decorated.



BEDROOM 2 (LOFT)
Double glazed wood-framed double glazed window to the rear, with radiator beneath. Carpeted, with pendant lighting to the ceiling.



BEDROOM 3 (LOFT)

Wood framed double glazed window to the front. Carpeted, with pendant lighting to the ceiling.

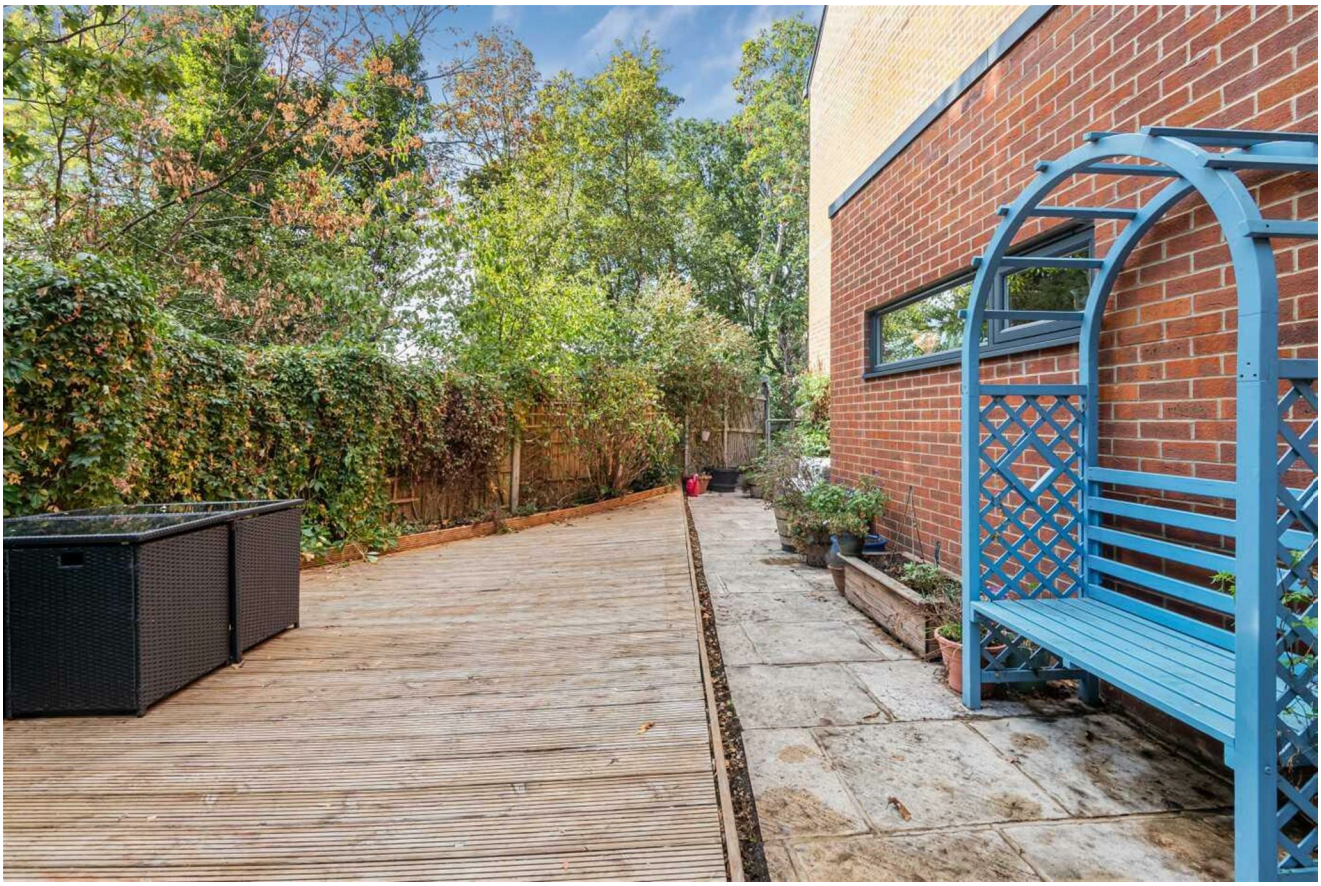


BATHROOM

Fully tiled, with full-sized panelled bath with glass shower screen. wall-mounted sink and wall-hung wc with concealed cistern. Chrome heated towel rail.



GARDEN



GARDEN (PIC 2)



REAR ELEVATION



DIRECT ACCESS TO WOODLAND AREA

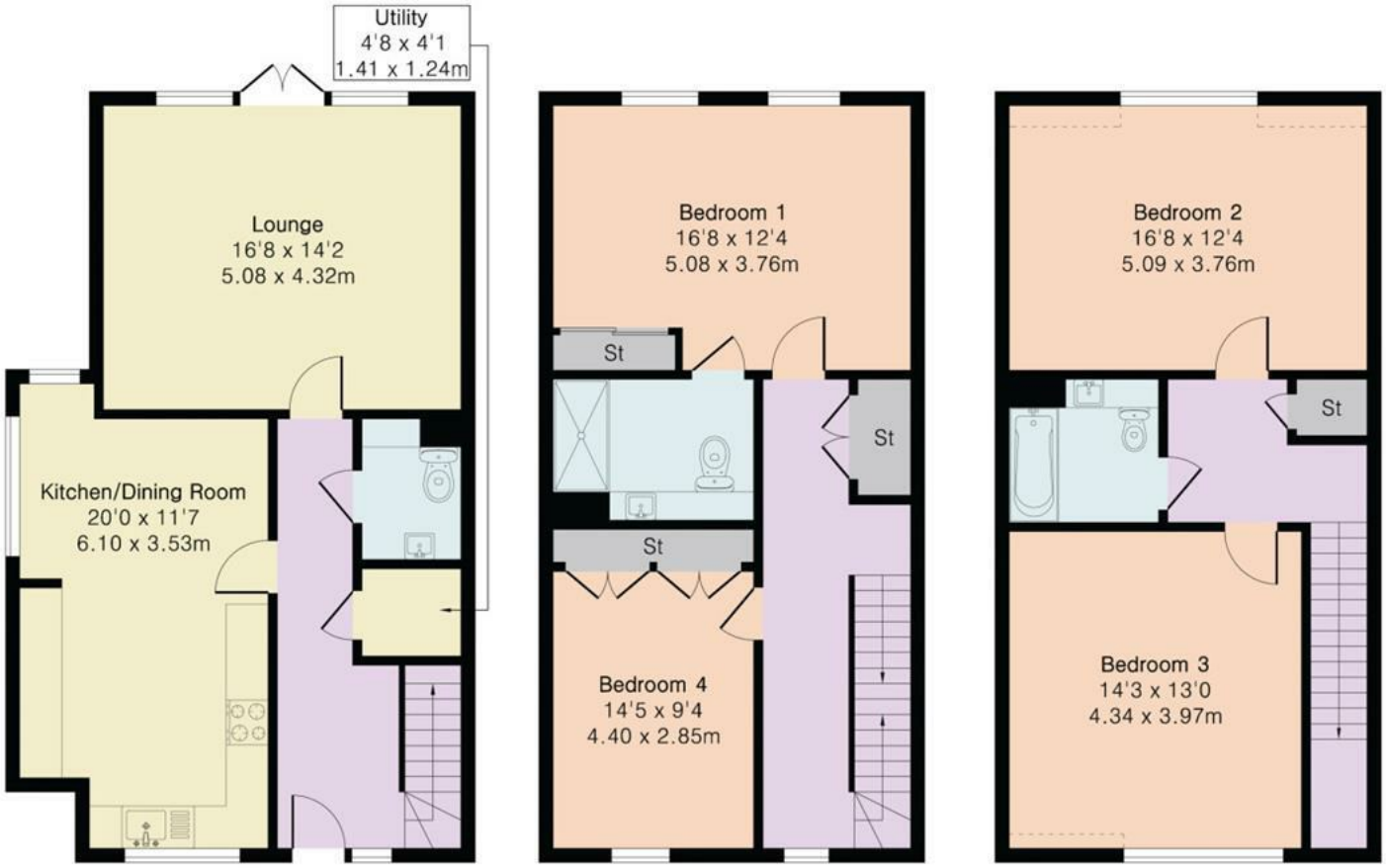
Direct access to a small, established woodland area, with some trees over 300 years old.



Approximate Gross Internal Area 1805 sq ft - 168 sq m

Ground Floor Area 651 sq ft – 60 sq m
First Floor Area 577 sq ft – 54 sq m
Top Floor Area 577 sq ft – 54 sq m

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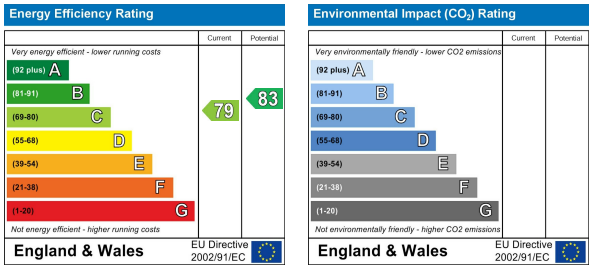


Ground Floor | First Floor | Top Floor

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.

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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.

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