Michael Wright Estate Agents

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LINTHORPE ROAD, COCKFOSTERS, EN4

Located in the desirable area of Cockfosters, this spacious 3-bedroom house offers a comfortable and functional living space. On the ground floor, you'll find a generously sized kitchen diner with ample wall and base units, perfect for preparing meals for family and friends, whilst the bright and airy through lounge provides a great space for entertaining.
Outside, you'll discover a 60-foot rear garden, mainly laid to lawn with a paved patio area for alfresco dining or simply enjoying the outdoors. There is also paved off-street parking for two cars, along with side access to the back garden.
This property is ideally situated close to excellent local schools, Cockfosters High Street amenities, an underground station for easy commuting, and the scenic Trent Country Park for leisurely walks.
Don't miss the opportunity to view this delightful house in good condition, with a fully insulated and boarded loft adding valuable storage space. Contact us today to arrange a viewing.



ACCOMMODATION

* BRIGHT 26FT THOUGH LOUNGE * OPEN PLAN KITCHEN/BREAKFAST ROOM * WOOD LAMINATE FLOORING IN THROUGH LOUNGE * TILED FLOORS TO KITCHEN & UTILITY ROOM * 3 BEDROOMS * FAMILY BATHROOM * 60FT REAR GARDEN WITH SIDE ACCESS * OFF STREET PARKING FOR 2 CARS IN FRONT DRIVEWAY *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £760,000 FREEHOLD

HALLWAY 11'1" x 6'2" (3.40m x 1.88m)
Neutrally decorated with coving, radiator, understairs storage, laminate flooring and wall lights.



LIVING ROOM 25'11" x 12'7" (7.92m x 3.86m)
A beautifully presented, bright and spacious through lounge. With wrought iron fireplace, laminate flooring, coving, double glazed bay window, two radiators and French doors leading to the kitchen/diner.



LIVING ROOM (pic 2)



DINING ROOM



KITCHEN 18'6" x 10'0" (5.64m x 3.05m)
Tiled flooring with a multitude of wall and base units. Black marble effect worktops, stainless steel sink with mixer tap and tiled splashbacks. Built in gas hob, oven, microwave, extractor fan and fridge. Spotlights to the ceiling.



BREAKFAST ROOM 18'6" x 10'0" (5.64m x 3.05m)
Dining area with doors leading out to the garden.



UTILITY ROOM 10'5" x 6'0" (3.18m x 1.83m)
Tiled flooring with wall and base units, spotlights and space for fridge freezer.



DOWNSTAIRS WC 4'11" x 2'11" (1.52m x 0.91m)
Low flush WC, pedestal wash hand basin with mixer tap and partially tiled above. Tiled floor with chrome towel ring.

BEDROOM 1 14'6" x 10'11" (4.42m x 3.35m)
Double glazed bay window to front aspect. Carpeted with coving and radiator.



BEDROOM 2 10'9" x 10'9" (3.28m x 3.28m)
Double glazed window with radiator beneath. Carpeted with coving to ceiling.



BEDROOM 3 8'0" x 8'0" (2.46m x 2.44m)
Doubled glazed window, radiator and coving.

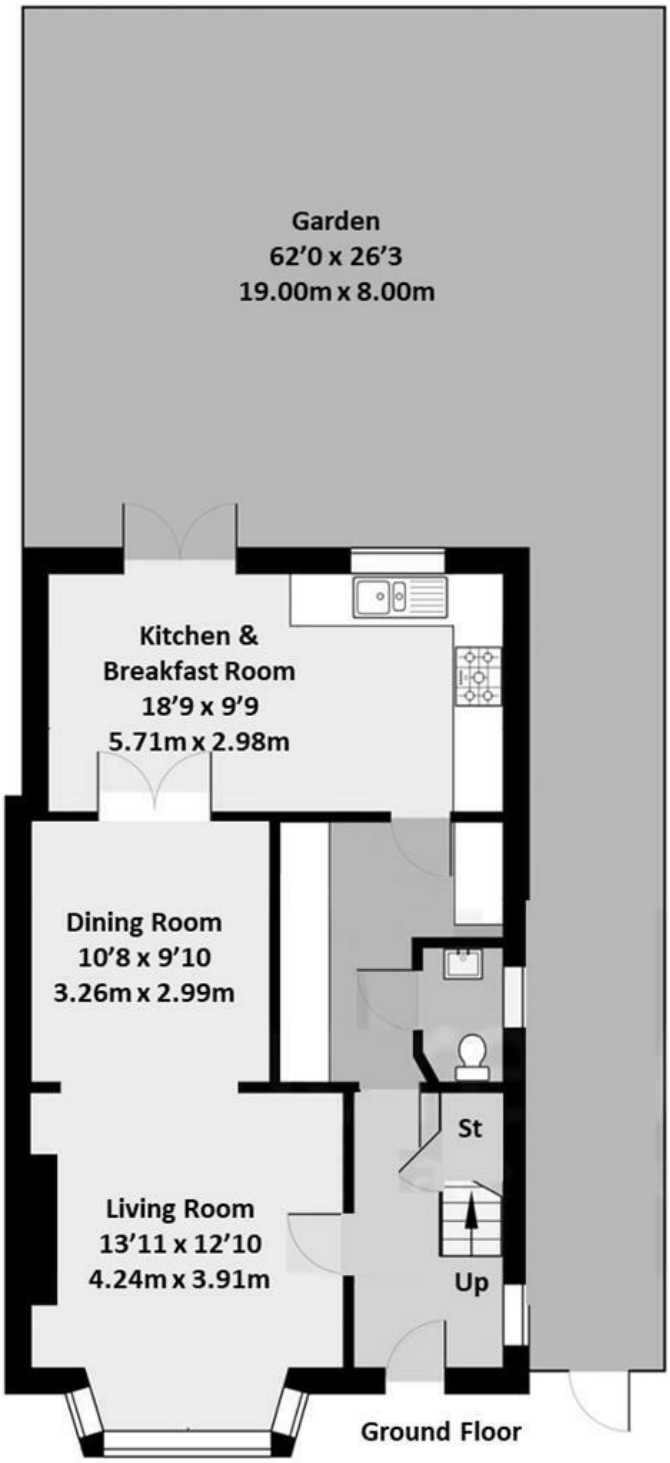


FAMILY BATHROOM 8'0" x 7'4" (2.44m x 2.24m)
Fully tiled with white three piece suite and spotlights. Full sized panelled bath, wash hand basin with mixer tap and vanity unit below. Low flush WC and frosted double glazed window.



GARDEN 62'4" x 26'2" (19.00m x 8.00m)
Mainly laid to lawn with paved patio area and shed at the back.



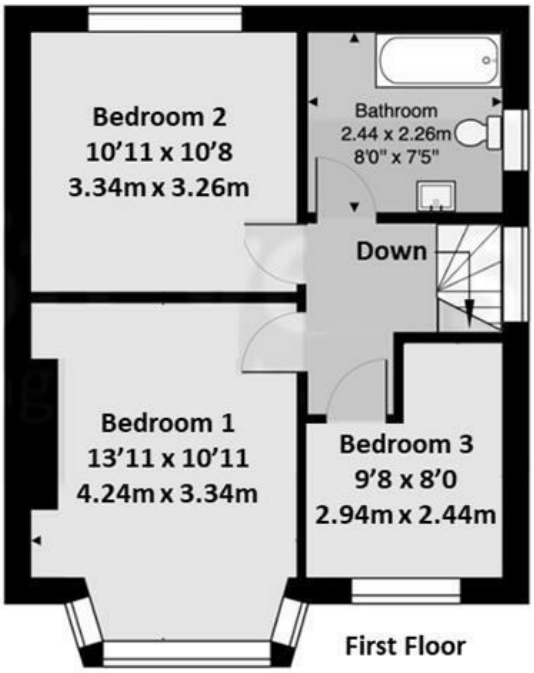


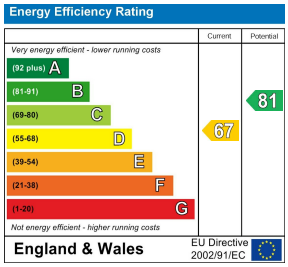
Linthorpe Road, Barnet, EN4

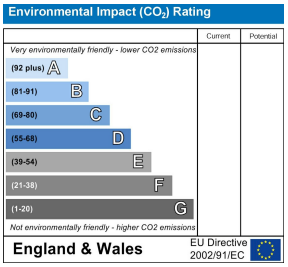
Approximate internal area:
1108sqft (103sqm)

All measurements are approximate and are for illustrative purposes only.

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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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