



## MOUNT PLEASANT, COCKFOSTERS, EN4

PICTURES ARE FROM THE PREVIOUS TENANCY - So the property may look different. CHAIN FREE.

Set in a quiet slip road at the end of Mount Pleasant, Cockfosters, EN4, this detached house from the 1930s/1950s is a true gem waiting to be discovered. Boasting 3 bedrooms and 3 reception rooms, this property offers ample space for comfortable living. As you step inside the entrance hall, you are greeted by a through lounge, a fitted kitchen/breakfast room and a further reception to the rear. Upstairs, you'll find 3 well-appointed bedrooms and a bathroom plus a loft that is intact and ready for conversion, subject to planning permission.

One of the standout features of this property is the 90' deep front garden, providing endless possibilities for outdoor enjoyment and landscaping. With parking space for several cars, you'll never have to worry about finding a spot for your car.

It is conveniently located near bus routes, a small shopping parade, and Cockfosters Tube Station (Piccadilly Line), making commuting a breeze.

For families, this property is in the catchment area for excellent schools, including JCoSS & Trent Primary, further adding to its appeal. Additionally, there is further potential to extend the property with a side and rear extension, and even the possibility of extending forwards, subject to planning permission.

Book a viewing today and envision the endless possibilities this property has to offer.



### ACCOMMODATION

\* PICTURES ARE FROM THE PREVIOUS TENANCY - SO THE PROPERTY MAY LOOK DIFFERENT \*  
\* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* THROUGH LOUNGE WITH FIREPLACE \* FURTHER RECEPTION ROOM \* WELL FITTED KITCHEN + MORNING ROOM \* 3 GOOD SIZED BEDROOMS \* FAMILY BATHROOM \* REAR GARDEN WITH LARGE PATIO AREA \* APPROX 90' FRONT GARDEN PROVIDING OFF STREET PARKING FOR SEVERAL CARS \*

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

**PRICE: £835,000 FREEHOLD**

**HALLWAY:**

**Part Glazed Door + Windows to Front & Side. Doors to Through Lounge, Morning Room, Leading to Fitted Kitchen & Further Reception Room and Downstairs Cloakroom.**



**THROUGH LOUNGE: 26'5 x 12'7 (8.05m x 3.84m)**

**Double Glazed Bay Window to Front with radiator beneath, Double Glazed Sliding Patio Doors to the Rear, Laminate Flooring, Wooden Fireplace with Gas Fire, Radiators & Pendant lighting to the ceiling.**



**LOUNGE AREA:**



**DINING AREA:**



**FAMILY ROOM/POSSIBLE FURTHER BEDROOM: 16'8 x 12'3 (5.08m x 3.73m)**

**Double Glazed Bay Window to Side Overlooking Paved Patio Area, Double Glazed Window to Rear, Door to Garden, Laminate Flooring, 2 X Radiators, Pendant Lighting to the ceiling. Could Potentially be Used as a Downstairs Bedroom.**



**WELL FITTED KITCHEN: 11'4 x 8'3 (3.45m x 2.51m)**

**Double Glazed Window to the Front with Open Aspect and Distance from the Slip Road. Floor & Wall Units, 4 Ring Hob with Extractor Above, Eye Level Double Oven, Plumbed for Washing Machine, Sink with Mixer Tap, Laminate Flooring.**



**BREAKFAST ROOM CONNECTING WITH FITTED KITCHEN**

**Double Glazed Door to the rear & additional Double Glazed window letting in lots of natural light. Access to Additional Reception Room/Possible Bedroom 4.**



**BREAKFAST ROOM: 10'9 x 8'5 (3.28m x 2.57m)**

**Double Glazed Door to the rear & additional Double Glazed window. Laminate Flooring.**



**BEDROOM 1: PIC. 1 15'1 x 12'7 (4.60m x 3.84m)**

**Double Glazed Bay Window to Front, with Radiator beneath. Carpeted, Pendant Lighting to the ceiling.**



**BEDROOM 1: PIC. 2  
Different Aspect.**



**BEDROOM 2: 12'9 x 10'3 (3.89m x 3.12m)**

**Double Glazed Window to the Rear, with Radiator beneath. Carpeted with pendant lighting to the ceiling.**



**BEDROOM 3: 10'3 x 8'6 (3.12m x 2.59m)**

**Double Glazed Window to the Rear, with Radiator beneath. Carpeted, with pendant lighting to the ceiling.**



**FAMILY BATHROOM: 7'1 x 6'7 (2.16m x 2.01m)**

**Frosted Double Glazed Window to the front. Fully tiled bathroom comprising of panelled bath with glass shower screen, low flush WC, wash hand basin with vanity unit beneath & mirror above.**



**REAR GARDEN & PAVED PATIO AREA:**

**Open Outlook to Rear, Large Paved Patio, Laid to Lawn, Shed.**



**REAR ELEVATION OF PROPERTY & GARDEN:**



**REAR OF PROPERTY**  
Also Showing Extension Potential on the Side/Rear - Subject to Usual Consents.



**90' LONG DRIVEWAY TO THE PROPERTY:**



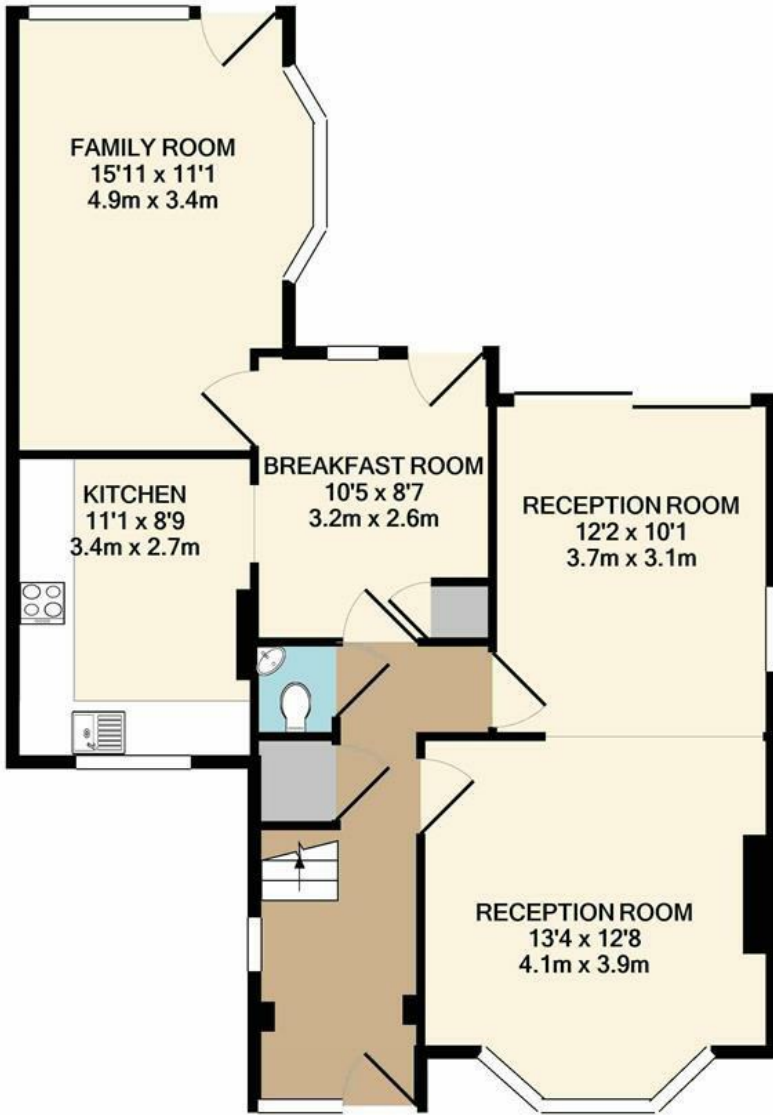
**AMPLE OFF STREET PARKING TO FRONT:**

**This Picture Also Shows the Distance that this Property is to the Slip Road, and Beyond is a Large Roundabout with Trees.**

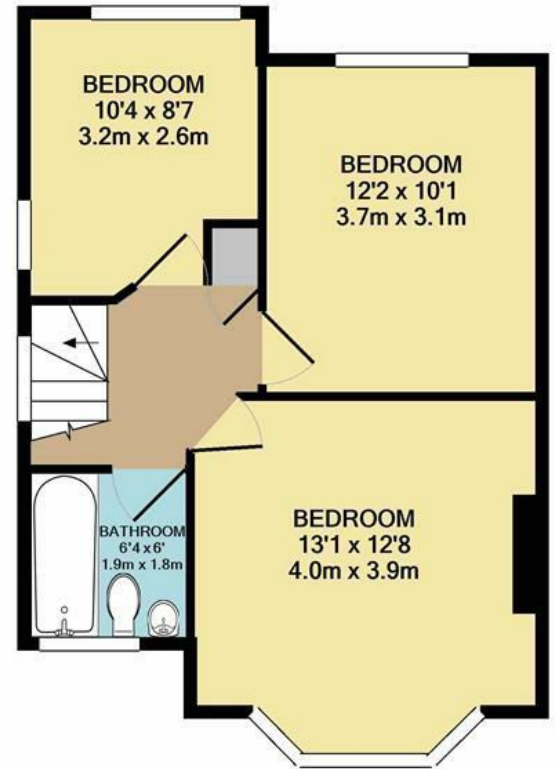


**FRONT GARDEN AREA LAID TO LAWN:**





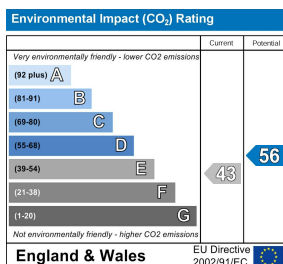
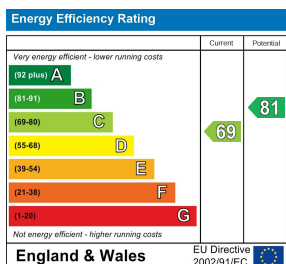
GROUND FLOOR  
APPROX. FLOOR  
AREA 728 SQ.FT.  
(67.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1174 SQ.FT. (109.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.