Michael Wright Estate Agents

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WESTPOLE AVENUE, COCKFOSTERS, EN4

We are pleased to offer for sale, this recently-refurbished, stunning 4 bedroom semi-detached property, set on Westpole Avenue, in the desirable area of Cockfosters. It offers a perfect blend of modern living and comfort, across its1690sqft and boasts an abundance of natural light and spaciousness, making it an ideal family home.

Upon entering the airy entrance hall, you are greeted by the well-proportioned front reception room, perfect for both entertaining guests and enjoying quiet family evenings. The heart of the home is undoubtedly through the double doors into the extended rear reception which is open-plan to the contemporary kitchen, featuring sleek, handleless gloss finished cabinets with integrated appliances and adorned with white stone worktops. The upper floors offer four generously sized bedrooms (including 1 in the loft) and the family bathroom. Whilst keeping some original features, such as the beautiful stained glass windows throughout, the property has been renovated to a high standard.

Outside, there is off-street parking for 2 cars in the front garden and a shared driveway providing side access to the South-facing 50ft rear garden.

The property is conveniently situated for the excellent primary & secondary schools of the area and is an easy level walk to the local parks, shops & restaurants of both Cockfosters & Oakwood parades, making it extremely convenient for families.

Planning has been applied for a side and rear extension, 5th bedroom, dormer and porch.

ACCOMMODATION

* PORCH LEADING TO BRIGHT & SPACIOUS ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * FRONT RECEPTION ROOM * EXTENDED REAR RECEPTION ROOM OPEN PLAN TO THE FITTED KITCHEN & DINING AREA * 3 GOOD SIZED BEDROOMS * LUXURY BATHROOM WITH WALK IN SHOWER * LOFT ROOM, BEDROOM * PAVED OFF STREET PARKING TO FRONT * 50FT REAR GARDEN WITH SIDE ACCESS * PLANNING APPLIED FOR SIDE AND REAR EXTENSION, 5TH BEDROOOM AND PORCH * PLANNING APPROVED FOR DORMER IN LOFT EXTENSION *
* GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, SKYLIGHTS, ENGINEERED WOOD FLOORING & MANY LUXURY FEATURES *

PRICE: £935,000 FREEHOLD

ENTRANCE HALL

Bright and spacious entrance hall leading to front reception, back reception and downstairs cloakroom. Cornicing, neutrally decorated. Engineered wood flooring.

FRONT RECEPTION 14'5" x 12'3" (4.39m x 3.73m)

Bright and spacious, stylishly decorated. Double glazed bay window with plantation shutters. Cornicing and stained glass windows to the side. Carpeted.

REAR RECEPTION 19'10" x 14'8" (6.05 x 4.48)
Open plan with kitchen/diner. Bright and airy with vertical radiator. Engineered wood flooring.

REAR EXTENSION / DINING ROOM 17'5" x 8'0" (5.32 x 2.45)
Level access to the back garden through double glazed, low profile bifold doors, with inset venetian blinds. 2 electric Velux windows bringing in lots of additional light.

KITCHEN 19'10" x 14'8" (6.05 x 4.48)

A bright and modern space. Grey, gloss, handleless kitchen with quartz worktops. In-built AEG microwave and double oven. Induction hob and separate gas rings. Integrated fridge/freezer, dishwasher and washing machine.

KITCHEN / REAR RECEPTION / EXTENSION

LANDING

Large stained glass window, letting in lots of light. Radiator below, chrome light switches.

BEDROOM 1 13'11" x 11'11" (4.24m x 3.63m)

Bright, spacious master bedroom. Double glazed bay window with plantation shutters, radiators below. Cornicing with two stained glass windows to the side. Wallpapered feature wall. Carpeted.

BEDROOM 2 14'9" x 12'4" (4.50m x 3.76m)
Double glazed window overlooking the garden, radiator below. Fitted wardrobes. Carpeted.

BEDROOM 4 12'6" x 7'3" (3.81m x 2.21m)
Double glazed window with plantation shutters and radiator below. Carpeted.

BATHROOM

Underfloor heating, quadrant shower enclosure with rain shower fitting. Full size bath, low flush WC and wall mounted handbasin with vanity unit below. Fully tiled flooring, partially tiled walls with spotlights. Frosted double glazing.

BEDROOM 3 (LOFT) 19'8" x 16'11" (6 x 5.16)

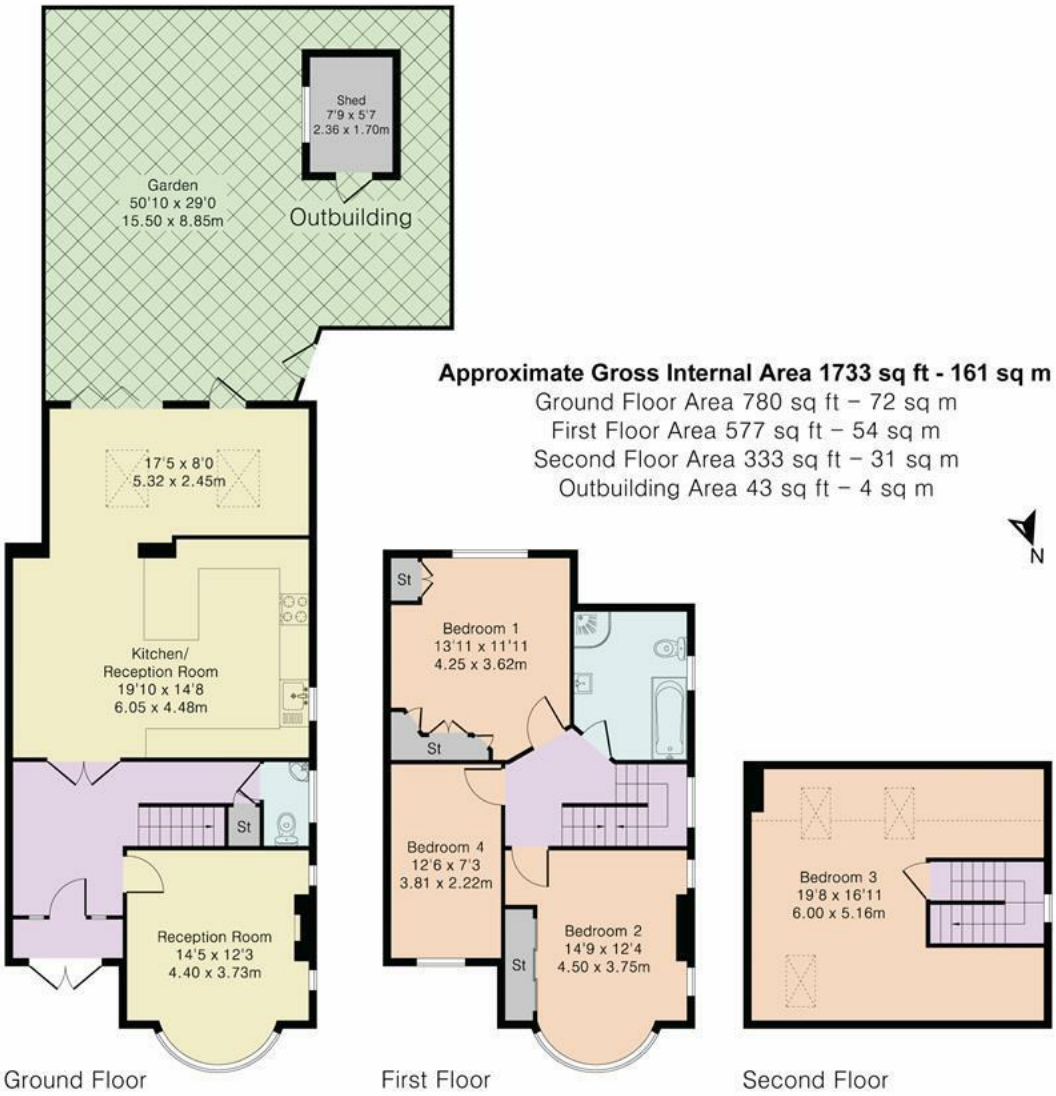
Bright and airy, neutrally decorated. Velux windows to the front and rear. Carpeted.

REAR GARDEN 50'10" x 29'0" (15.5 x 8.85)
Level garden with patio leading to a well maintained lawn area, with shed at the back. South-Easterly aspect.

REAR GARDEN (pic 2) 50'10" x 29'0" (15.5 x 8.85)

REAR ELEVATION

OFF STREET PARKING & SHARED DRIVE
Ample off street parking on the block paved driveway.



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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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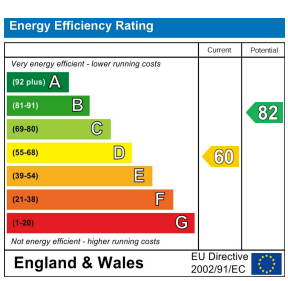

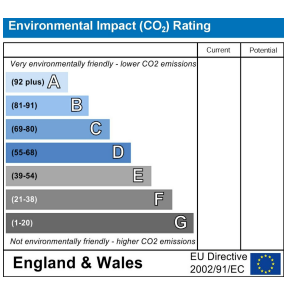

NAEA National Association of Estate Agents

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.

Call. 020 8449 2255 **sales@michaelwright.co.uk**