



WILTON ROAD, COCKFOSTERS, EN4

We are pleased to offer for sale this lovely 4 bedroom, 3 bathroom semi detached, double fronted property, situated in a quiet cul de sac in the sought after area of Cockfosters.

Boasting two reception rooms, an office, well fitted kitchen & guest WC on the ground floor & four bedrooms & 3 bathrooms, two of which are ensuite shower rooms, on the first floor. This property offers 1,490 sq ft of living space, making it an ideal family home. The loft is still intact with the potential to convert, subject to usual consents & there is further scope to extend to the rear, also subject to planning permission.

To the rear of the property is a large open plan extended rear reception room seamlessly connected to a well-fitted kitchen/diner.

Additionally, there is an additional front reception room and study/office.

The property features a family bathroom & two ensuite shower rooms, along with a downstairs guest WC.

To the rear there is a beautifully landscaped, 50-60ft South Facing garden with brick built BBQ area & side access leading to the front where there is paved off-street parking for 2 cars.

This wonderful double fronted property is situated in a quiet residential turning, close to Cockfosters Tube Station (Piccadilly Line), buses, shops, restaurants, schools, and the picturesque Trent Park.

Internal viewing is highly recommended.



ACCOMMODATION

* BRIGHT ENTRANCE HALL * GOOD SIZED OPEN PLAN REAR RECEPTION ROOM WITH WELL-FITTED KITCHEN/DINER * FURTHER RECEPTION ROOM & STUDY * DOWNSTAIRS WC * 4 BEDROOMS * 3 BATHROOMS (2 OF WHICH ARE ENSUITES) * BEAUTIFULLY MAINTAINED, SOUTH FACING 50-60FT REAR GARDEN * BRICK BUILT COVERED BBQ AREA * PAVED OFF STREET PARKING TO FRONT *

* SERVICES: GAS CENTRAL HEATING + UNDERFLOOR HEATING TO THE REAR FAMILY ROOM & BATHROOM *

* FEATURES: DOUBLE GLAZING *

PRICE: £995,000 FREEHOLD

ENTRANCE HALL

A bright, spacious entrance hall with stone tiled flooring, trio ceiling spotlight. Access to the living room, study/office, kitchen / diner / family room, downstairs WC & carpeted stairs leading to the first floor. Frosted window to the side.



LIVING ROOM 15'9" x 13'11" (4.80m x 4.24m)

Double glazed window to the front with radiator beneath. Oak flooring, built in shelves & cupboard. Access to understairs storage. Coving & spotlights to the ceiling.



LIVING ROOM (PIC 2)
A different aspect showing access to the entrance hall.



KTICHEN / DINER / FAMILY ROOM 2765" x 20'0" (842.77m x 6.10m)
Triple aspect with double glazed French Doors & partially glazed doors to the rear & further double glazed windows to the rear and side. Underfloor heating in the family room with 2 additional vertical designer radiators. Stone flooring & spotlights & coving to the ceiling.



FAMILY ROOM / LIVING AREA



DINING AREA



KITCHEN AREA

Wooden shaker style wall & base units. Tiled splashback, space for a Rangemaster cooker with stainless steel chimney hood above. Quartz worktops, ceramic butlers sink with stainless steel boiler tap. Integrated dishwasher, washing machine, microwave & bin. Large pantry cupboard.



DOWNSTAIRS WC

Double glazed frosted window to the side, stone floors, low flush WC, pedestal wash hand basin with tiled splashback.



LANDING



BEDROOM 1 15'5" x 12'8" (4.70m x 3.86m)

Double glazed window to the front with radiator beneath. Carpeted, with built in wardrobes, spotlights & coving to the ceiling.



BEDROOM 1 (PIC 2)
A different aspect showing the built in wardrobes.



BEDROOM 2 16'10" x 8'6" (5.13m x 2.59m)

Two double glazed windows to the front, one with radiator beneath. Laminated flooring, fitted wardrobes. Pendant lighting & coving to the ceiling.



BEDROOM 2 (PIC 2)
A different aspect showing access to the ensuite shower room.



ENSUITE SHOWER ROOM
Tiled flooring, glass shower cubicle, low flush WC, pedestal wash hand basin & chrome fixtures & fittings.



BEDROOM 3 12'6" x 9'0" (3.81m x 2.74m)

Double glazed window to the rear with radiator beneath. Laminate flooring, fitted wardrobes, pendant lighting & coving to the ceiling.



BEDROOM 4 11'11" x 7'7" (3.63m x 2.31m)

Double glazed window to the rear. Laminate flooring, pendant lighting & coving to the ceiling. Access to the ensuite shower room.



ENSUITE SHOWER ROOM

Tiled flooring & shower cubicle. Pedestal wash hand basin, low flush WC & chrome fixtures & fittings.



FAMILY BATHROOM

Frosted double glazed window to the rear. Fully tiled, with shower bath with glass shower screen, rain shower & separate handheld shower head. Wash hand basin with vanity unit beneath & mirror above. Low flush WC. Underfloor heating.



GARDEN

South facing rear garden with a good sized patio area, mainly laid to lawn with beautifully kept mature flower beds. Brick built covered barbecue area & shed to the rear.



GARDEN (PIC 2)



BARBECUE AREA



REAR ELEVATION



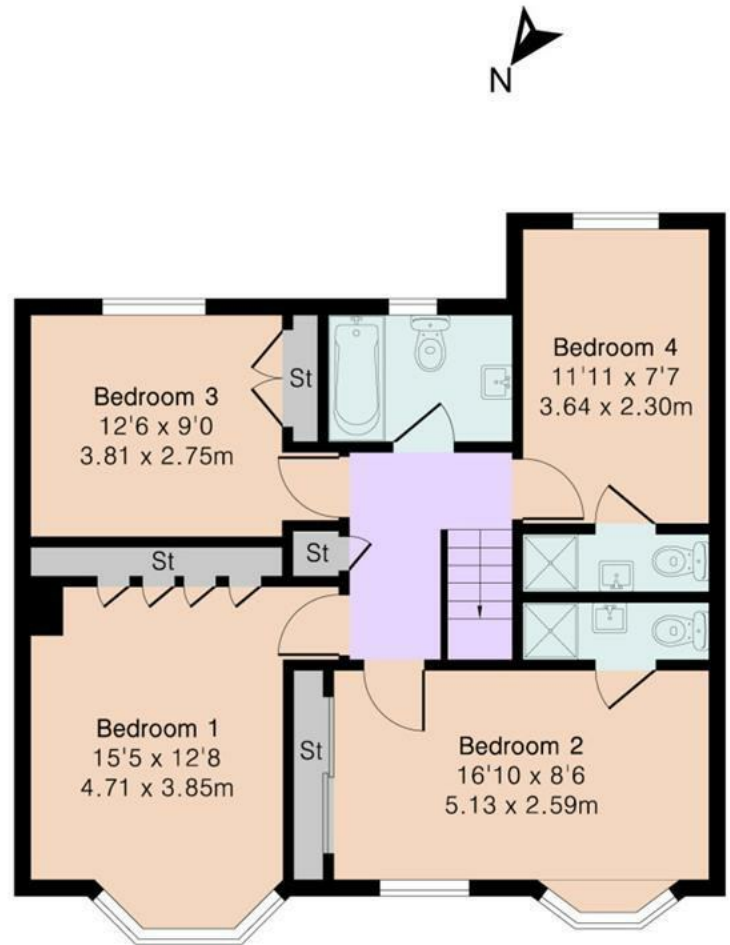
Approximate Gross Internal Area 1490 sq ft - 138 sq m

Ground Floor Area 818 sq ft – 76 sq m

First Floor Area 672 sq ft – 62 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	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	77
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
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.