Michael Wright Estate Agents

Tel. 020 8449 2255
Email. sales@michaelwright.co.uk
Web. www.michaelwright.co.uk
125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

SUSSEX WAY, COCKFOSTERS, EN4

Michael Wright are pleased to offer for sale this lovely semi-detached house in Sussex Way, Cockfosters. It has been recently updated - approximately 3 years ago - rewired, mostly re-plumbed & a new boiler was also fitted. It boasts 3 bedrooms, a family bathroom with separate WC to the first floor, a front reception room, separate rear dining room which is open-plan to the kitchen & downstairs shower room / WC. The property also has the potential to extend to the rear & into the loft - subject to usual consents.

The property has a shared driveway offering off street parking for at least 2 cars. There is also a 60ft rear garden with a decked patio area, a lawn with mature plants & shrubs and brick-built summerhouse / studio with its own shower room.

Conveniently situated in the heart of Cockfosters, this home is within an easy level walk of both Cockfosters & Oakwood stations, shops, restaurants and local amenities, as well as Trent Country Park. It is also ideally located for many of the local primary & secondary schools (especially Southgate).



ACCOMMODATION

* DOUBLE GLAZED ENTRANCE PORCH * GOOD SIZED ENTRANCE HALL * FRONT RECEPTION ROOM* REAR RECEPTION ROOM & OPEN PLAN FITTED KITCHEN * DOWNSTAIRS SHOWER ROOM / WC * 3 BEDROOMS - 2 DOUBLES & 1 SINGLE * LUXURY MODERN BATHROOM INCLUDING WALK IN SHOWER * LOFT INTACT - SUITABLE FOR CONVERSION STPP * WELL MAINTAINED REAR GARDEN * BRICK-BUILT GARDEN ROOM *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £840,000 FREEHOLD

ENTRANCE HALL

Enter through the entrance porch into this good sized entrance hall. Laminate flooring, radiator, spotlights & coving to the ceiling.



FRONT RECEPTION 15'9" x 12'6" (4.80m x 3.81m)

Double glazed bay window to the front, with radiator beneath & original frosted picture windows to the side. Carpeted with coving & spotlights to the ceiling.



FRONT RECEPTION (pic 2)



OPEN PLAN KITCHEN / DINING ROOM 27'5" x 12'0" (8.37 x 3.67)
Double glazed bay window & door to the rear, with radiators beneath. Laminate flooring, coving & spotlights to the ceiling.



DINING ROOM 15'9" x 12'0" (4.80m x 3.66m)



KITCHEN AREA 11'9" x 7'3" (3.58m x 2.21m)
Frosted double glazed window to the side. Laminate flooring, high gloss black handleless wall & base units, plumbed for dishwasher & washing machine. Space for rangemaster gas cooker, tiled splashback. Spotlights & coving to the ceiling.



DOWNSTAIRS SHOWER ROOM

Frosted double glazed window to the side. Fully tiled with walk in shower, pedestal wash hand basin & low flush WC.



FIRST FLOOR LANDING



BEDROOM 1 15'9" x 12'6" (4.80m x 3.81m)
Double glazed bay window to the front with radiator beneath. Carpeted, with pendant lighting & coving to the ceiling.



BEDROOM 2 15'6" x 12'00" (4.72m x 3.66m)
Double glazed bay window to the rear with radiator beneath. Carpeted, with pendant lighting & coving to the ceiling. Built-in wardrobes.



BEDROOM 3 9'6" x 6'9" (2.90 x 2.06)
Double glazed doors to the front, leading to the balcony. Carpeted, with pendant lighting to the ceiling.



LUXURY FAMILY BATHROOM
Frosted double glazed window to the side. Fulling tiled with walk-in shower, wash hand basin with vanity unit beneath & bath with shower fitting. Spotlights to the ceiling.



REAR GARDEN
Good sized patio area leading to the lawn & brick-built summerhouse.



BRICK-BUILT SUMMER HOUSE
Laminate flooring, pendant lighting to the ceiling & access to a shower room.

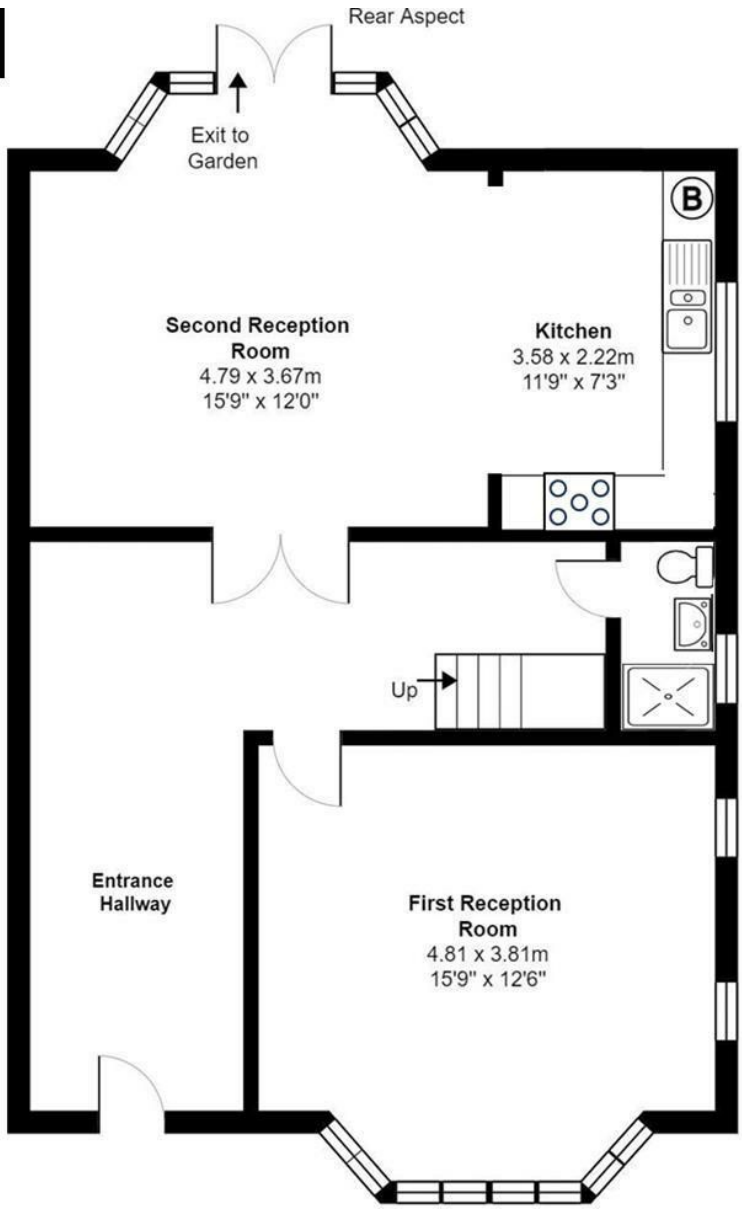


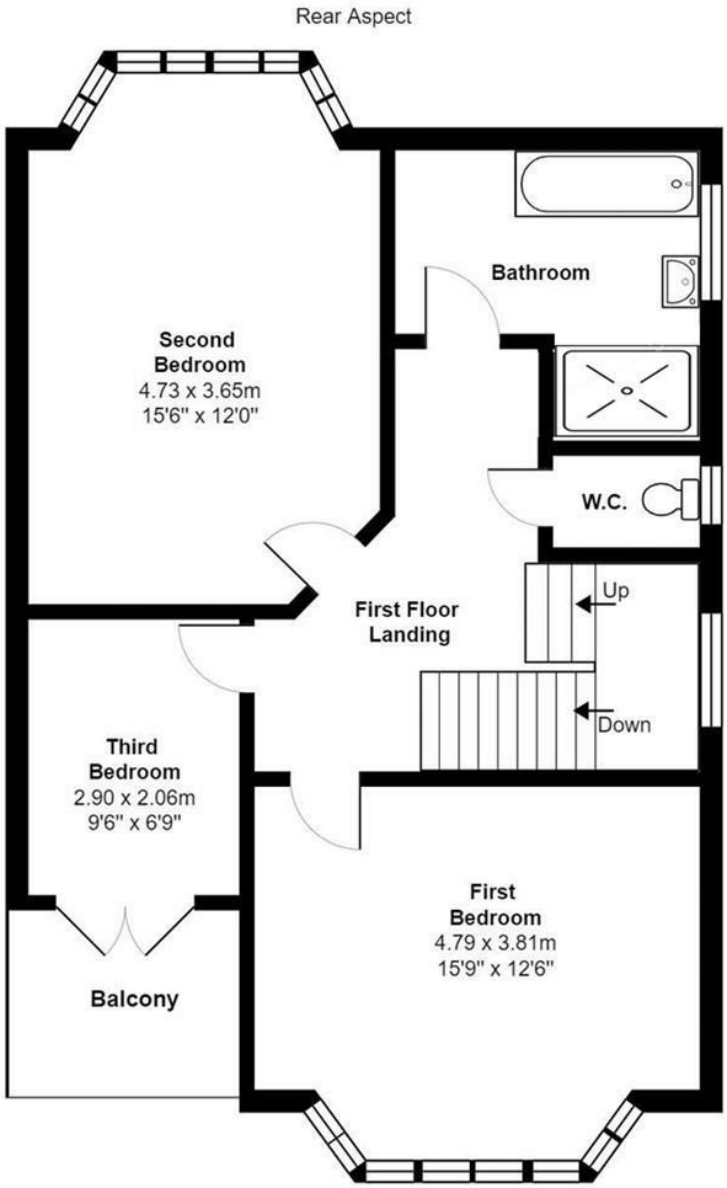
SHOWER ROOM



REAR ELEVATION





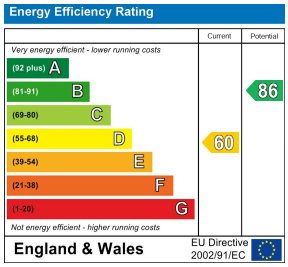


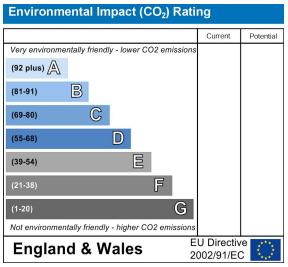
Sussex Way, Cockfosters, EN4

Total Internal Area excluding Summer House: 1237 sqft (115 sqm)

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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