



FORDHAM ROAD, COCKFOSTERS, EN4

OFFERED CHAIN FREE

A fantastic opportunity to own this bright & airy 3 bedroom semi-detached house with a garage area to the side and own driveway offering plenty of potential to extend, expand & grow with a family - subject to the usual consents.

On the ground floor, there is a front lounge & separate dining room to the rear with a conservatory off, a larger than expected well-fitted kitchen, whilst to the side, there is a small wooden built extension housing the utility room, large storage cupboards & downstairs WC. Upstairs, there are 2 double bedrooms, a larger than expected single 3rd bedroom and the bathroom.

There is a 55ft south-west facing secluded rear garden with patio, pond and large lawn area with planted borders, whilst the front-garden is block-paved providing off-street parking for several cars.

The property is well-located for local schools, including; Trent, Livingstone, JCoSS, East Barnet, Southgate and is on the transport route for QE boys. It is also approximately 15 minute walk to Cockfosters Parade & Cockfosters Station.



ACCOMMODATION

* OFFERED CHAIN FREE * SEMI-DETACHED HOUSE WITH GARAGE OWN DRIVE * TWO INTER-CONNECTING RECEPTION ROOMS * WELL FITTED KITCHEN * UTILITY ROOM + DOWNSTAIRS WC & ADDITIONAL STORAGE * THREE BEDROOMS * FITTED BATHROOM * 55FT SOUTH-WEST FACING GARDEN * GARAGE AREA TO THE SIDE * OFF-STREET PARKING TO FRONT * PLENTY OF SCOPE TO EXTEND - STPP * WELL-LOCATED FOR LOCAL SCHOOLS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: RECENTLY FITTED DOUBLE GLAZING *

PRICE: £635,000 FREEHOLD

ENTRANCE HALL

Bright entrance hall with laminate flooring, understairs storage, spotlights to the ceiling and access to the lounge. Carpeted stairs leading to the first floor.



LOUNGE 12'4 x 12'0 (3.76m x 3.66m)

Double glazed bay window to the front. Laminate flooring, gas coal effect fireplace with marble surround & hearth. Coving and pendant lighting to the ceiling.



LOUNGE (pic 2)



DINING ROOM 11'6 x 9'1 (3.51m x 2.77m)

Double glazed sliding doors leading to the conservatory and access to the kitchen. Coving to the ceiling & laminate flooring.



DINING ROOM (pic 2)



CONSERVATORY 9'6 x 9'0 (2.90m x 2.74m)

Double glazed French Doors to the rear, with double glazed walls & frosted glass ceiling. Laminate flooring & wall hung lighting.



KITCHEN 10'10 x 9'7 (3.30m x 2.92m)

Double glazed window to the rear & vinyl flooring. Shaker style floor & wall units offering ample storage, black laminate worktops, double oven, stainless steel sink with mixer tap, gas hob with stainless steel splash back & chimney hood above. Spotlights to the ceiling.



KITCHEN (pic 2)



UTILITY ROOM 9'5 x 6'3 (2.87m x 1.91m)

Accessed from the kitchen and leading to the storage area and downstairs WC. Tiled flooring and plumbed for washing machine & tumble dryer.



DOWSTAIRS WC & STORAGE

Window to the side, with access to the WC and storage area. Access to the garden.



FIRST FLOOR LANDING



BEDROOM 1 12'2 x 11'3 (3.71m x 3.43m)

Double glazed window to the front with radiator beneath. Carpeted with fitted wardrobes to one wall. Coving & spotlights to the ceiling.



BEDROOM 1 (pic 2)



BEDROOM 2 11'3 x 10'10 (3.43m x 3.30m)

Double glazed window to the rear with radiator beneath. Laminate flooring with inbuilt wardrobes, coving & spotlights to the ceiling.



BEDROOM 3 9'1 x 7'8 (2.77m x 2.34m)

Double glazed window to the front with radiator beneath. Carpeted with coving & spotlights to the ceiling.



BATHROOM

Frosted double glazed window to the rear. Fully tiled walls, panelled bath with shower attachment & glass shower screen. Low flush WC & wash hand basin with vanity unit beneath.



GARDEN approx 55'0 (approx 16.76m)

Approximately 55ft & South-West facing. Paved patio area leading down to the lawn, with a second patio area to the rear of the garden. Mature tree & shrub borders. Storage area & shed to one side and pond to the other.

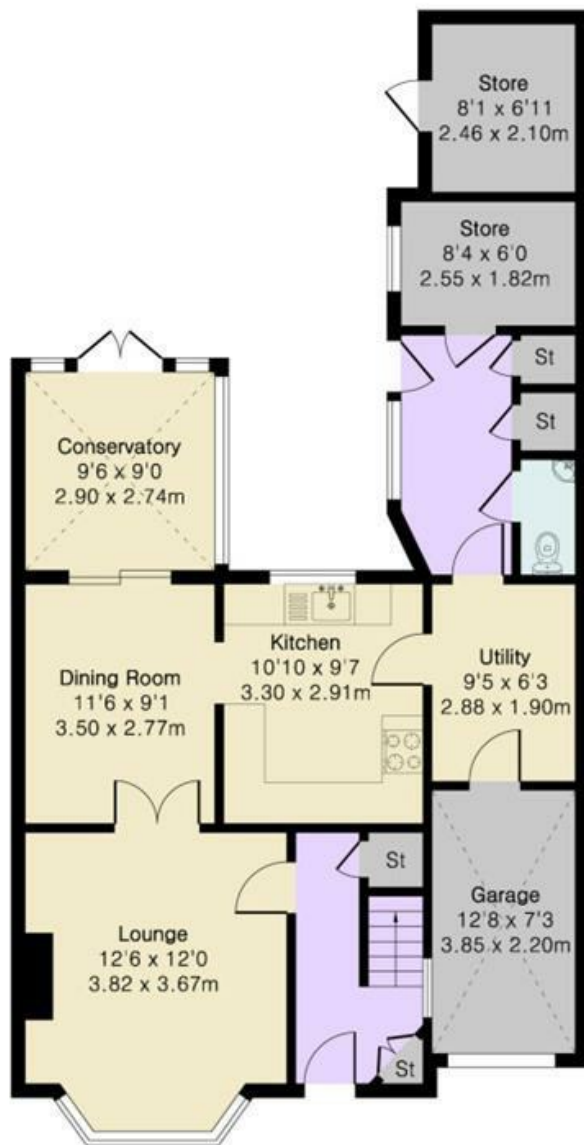


GARDEN (pic 2)



REAR ELEVATION





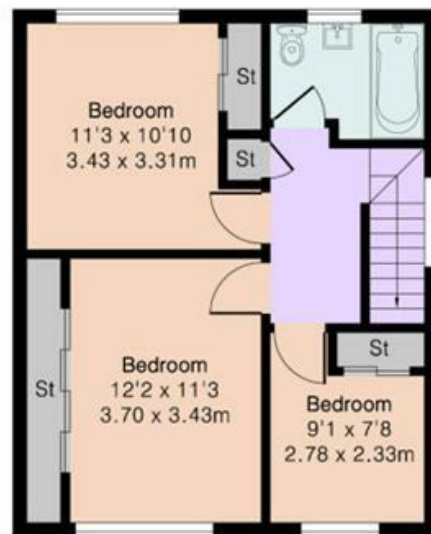
Ground Floor

Fordham Road, Cockfosters, EN4

Approximate Gross Internal Area 1396 sq ft - 129 sq m
(Including Garage)

Ground Floor Area 939 sq ft - 87 sq m

First Floor Area 457 sq ft - 42 sq m



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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	76
		EU Directive 2002/91/EC	

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

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