



## MOUNT PLEASANT, COCKFOSTERS, EN4

OFFERED CHAIN FREE, we have this 3 Bedroom, 3 Reception, Detached family home, set in a quiet slip road at the end of Mount Pleasant, Cockfosters. In need of some updating, the house is a true gem waiting to be discovered. Step inside, there is bright entrance hall which leads to the 25ft through lounge, kitchen/breakfast room and a further reception room to the rear, whilst upstairs, you'll find 3 well-appointed bedrooms and a bathroom.

The garage was converted to create the kitchen/breakfast room and a further extension was added to the property to provide the additional rear reception. It also benefits from a deep front garden, providing ample parking for several cars, plus a lovely 50ft rear garden.

Conveniently located near bus routes and a small shopping parade, plus Cockfosters Parade & Tube Station (Picc. Line), shops & restaurants are all within a 10-15mins walk.

For families, this property is in catchment for the areas excellent schools, including JCoSS & Trent Primary. Additionally, there is potential to extend the property forwards and above to create a true double-fronted home. The loft is intact and ready for conversion too, subject to planning permission.



### ACCOMMODATION

\* BRIGHT ENTRANCE HALL \* 25FT THROUGH LOUNGE \* FURTHER 16FT RECEPTION ROOM \* FITTED KITCHEN + BREAKFAST ROOM \* DOWNSTAIRS CLOAKROOM \* 3 GOOD SIZED BEDROOMS \* FAMILY BATHROOM \* REAR GARDEN WITH LARGE PATIO AREA \* LARGE FRONT GARDEN PROVIDING OFF STREET PARKING FOR SEVERAL CARS \* SCOPE TO EXTEND - STPP \*

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

**PRICE: £815,000 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: 25'6 x 12'8 (narrowing to 10'1) (7.77m x 3.86m (narrowing to 3.07m))**

**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: 13'4 x 12'8 (4.06m x 3.86m)**



**DINING AREA: 12'2 x 10'1 (3.71m x 3.07m)**



**WELL FITTED KITCHEN: 11'1 x 8'9 (3.38m x 2.67m)**

**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: 10'5 x 8'7 (3.18m x 2.62m)**  
**Double Glazed Door to the rear & additional Double Glazed window. Laminate Flooring.**



**FAMILY ROOM/POSSIBLE FURTHER BEDROOM: 15'11 x 11'1 (4.85m x 3.38m)**  
**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.**



**BEDROOM 1: PIC. 1 13'1 x 12'8 (3.99m x 3.86m)**

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



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



**BEDROOM 2: 12'2 x 10'1 (3.71m x 3.07m)**

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



**BEDROOM 3: 10'4 x 8'7 (3.15m x 2.62m)**

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



**FAMILY BATHROOM: 6'4 x 6'0 (1.93m x 1.83m)**

**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: approx 55'0 x 34'0 (approx 16.76m x 10.36m)**  
**Open Outlook to Rear, Large Paved Patio, Laid to Lawn, Shed.**



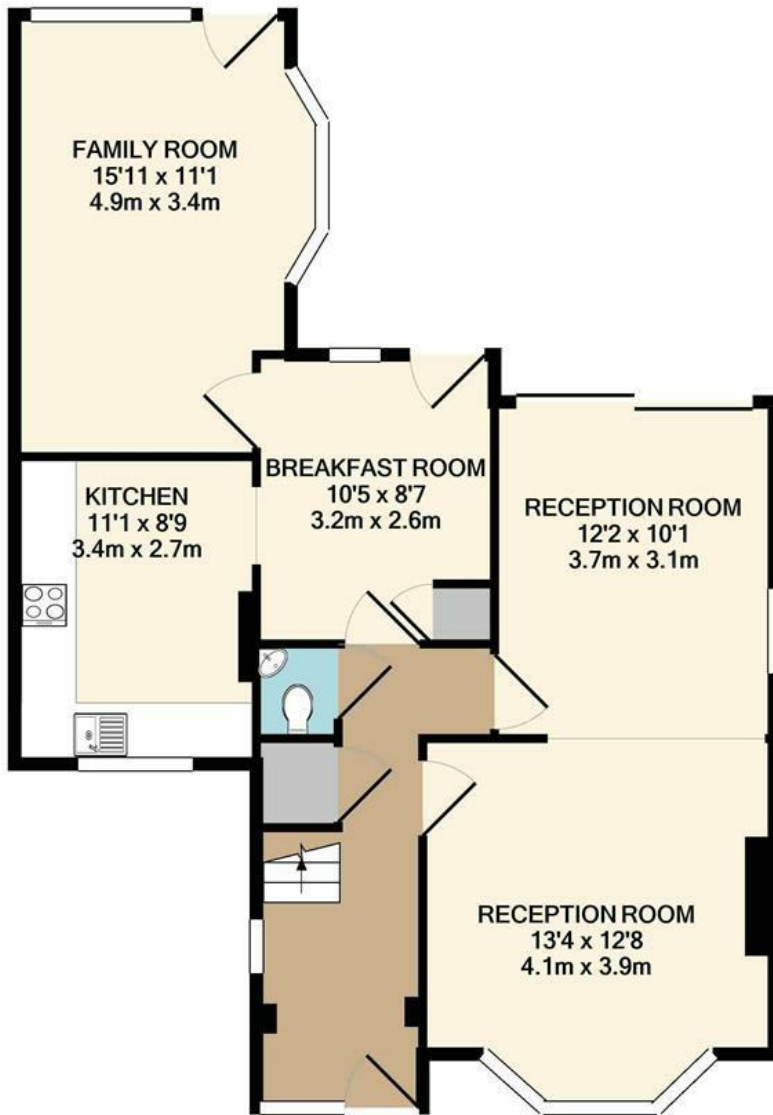
**REAR ELEVATION OF PROPERTY & GARDEN:**



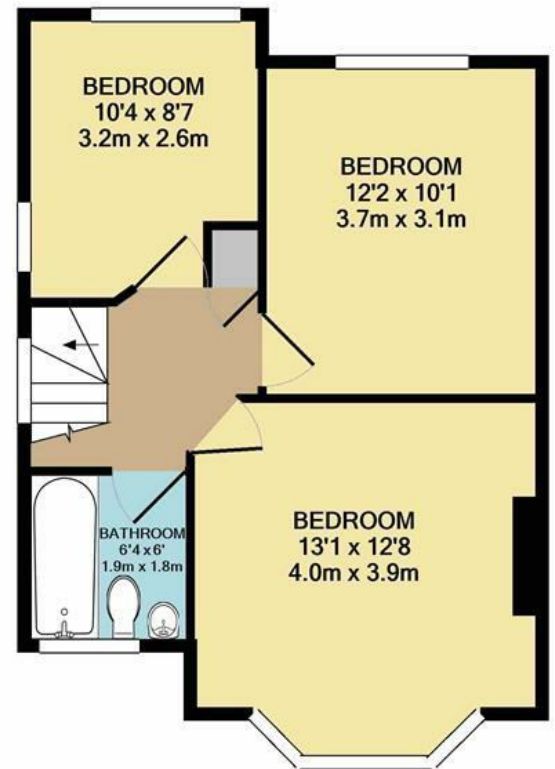
**AMPLE OFF STREET PARKING TO FRONT:**

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





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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 81                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 69      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                             |
|-----------------------------------------------------------------|-----------------------------|
| Current                                                         | Potential                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                             |
| (92 plus) <b>A</b>                                              | <div>56</div> <div>43</div> |
| (81-91) <b>B</b>                                                |                             |
| (69-80) <b>C</b>                                                |                             |
| (55-68) <b>D</b>                                                |                             |
| (39-54) <b>E</b>                                                |                             |
| (21-38) <b>F</b>                                                |                             |
| (1-20) <b>G</b>                                                 |                             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                             |
| EU Directive 2002/91/EC                                         |                             |
| England & Wales                                                 |                             |



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.