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

OSBORNE CLOSE, COCKFOSTERS, EN4

WE ARE PLEASED TO OFFER FOR SALE THIS "CHARLES CHURCH" BUILT LINK-DETACHED HOUSE, SET IN A QUIET CUL-DE-SAC, JUST A SHORT WALK FROM COCKFOSTERS PARADE & STATION. The ground floor Entrance Hall with downstairs Cloakroom leads to the Lounge, from which double doors give access to the Dining room, with the Fitted Kitchen beyond, whilst on the first floor there are 3 bedrooms (one with Shower room en suite) and a family Bathroom. At the rear, there is a 45ft Mature & Secluded Garden and to the side there is an attached garage (with alcove, plumbing and power for washing machine and tumble drier) with its own driveway providing off-street parking for 2 cars. The property also has scope to convert the garage into a further living space or study - Subject to the Usual Consents. Built by Charles Church in the late 1990's and Conveniently Located for all of Cockfosters Local Amenities, including Piccadilly Line Tube, Shops, Restaurants, Schools & Trent Country Park.



ACCOMMODATION

* LINK DETACHED * QUIET CUL-DE-SAC LOCATION * ENTRANCE HALL * SPACIOUS LOUNGE/DINER WITH DIRECT ACCESS TO REAR GARDEN * FITTED KITCHEN * 3 BEDROOMS, ONE WITH ENSUITE SHOWER ROOM * FAMILY BATHROOM * FITTED WARDROBES *ATTACHED GARAGE WITH OWN DRIVE * OFF STREET PARKING TO FRONT FOR 2 CARS * SECLUDED 45FT REAR GARDEN * SCOPE TO CONVERT & INTEGRATE GARAGE - STPP *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £730,000 FREEHOLD O.I.E.O

ENTRANCE HALL



RECEPTION ROOM 17'0" x 11'10" (5.20 x 3.63)
Double Glazed Window to front with radiator underneath. Carpeted, Cornicing with 3 wall lights



DINING ROOM 12'2" x 8'2" (3.72 x 2.50)
Double Glazed & Sliding Patio Doors to the Rear Garden. Cornicing. Radiator, Carpeted with pendant lighting to the ceiling



RECEPTION AND DINING ROOM
Alternative view of both the Reception and Dining Room.



KITCHEN 12'1" x 6'7" (3.7 x 2.03)
Double Glazed Window to the rear. High gloss Floor & Wall Units, 1.5 Bowl Inset Sink Unit with Mixer Taps, Plumbed for dishwasher, Breakfast bench, Tiled splashback, Gas Hob, Under Counter Oven, Extractor Fan, Space for Fridge/Freezer, Ceramic Flooring. Radiator. Half Tiled Walls. Cornicing to the ceiling. Door to Garage,



KITCHEN (pic 2)
Alternative view of the Kitchen



BEDROOM 1 12'0" x 12'0" (3.67 x 3.66)
Double Glazed Window to Front with radiator underneath. Fitted Wardrobes. Door to ENSUITE SHOWER ROOM. Carpeted, with pendant light to ceiling.



BEDROOM 1 (pic 2)



ENSUITE SHOWER ROOM

Double glazed window to front, Fully tiled shower cubicle with electric shower, pedestal handwash basin and WC.



BEDROOM 2 12'0" x 8'3" (3.68 x 2.54)

Double glazed window to rear. Floor to ceiling fitted wardrobes. Carpeted with pendant lighting & Coving to the ceiling.



BEDROOM 3 9'6" x 6'7" (2.92 x 2.03)
Double glazed window to rear. Carpeted with pendant lighting & Coving to the ceiling.



FAMILY BATHROOM
Double glazed window to side. Bath with Mixer Tap & Shower Attachment, pedestal wash hand basin with white and chrome mixer tap. Radiator, Low Flush WC. Part Tiled.



GARDEN 46'9" x 29'9" (14.27 x 9.07)
Lovely 45 foot rear garden, tiled patio outside the back of the house with well-kept lawn and mature borders.



REAR ELEVATION



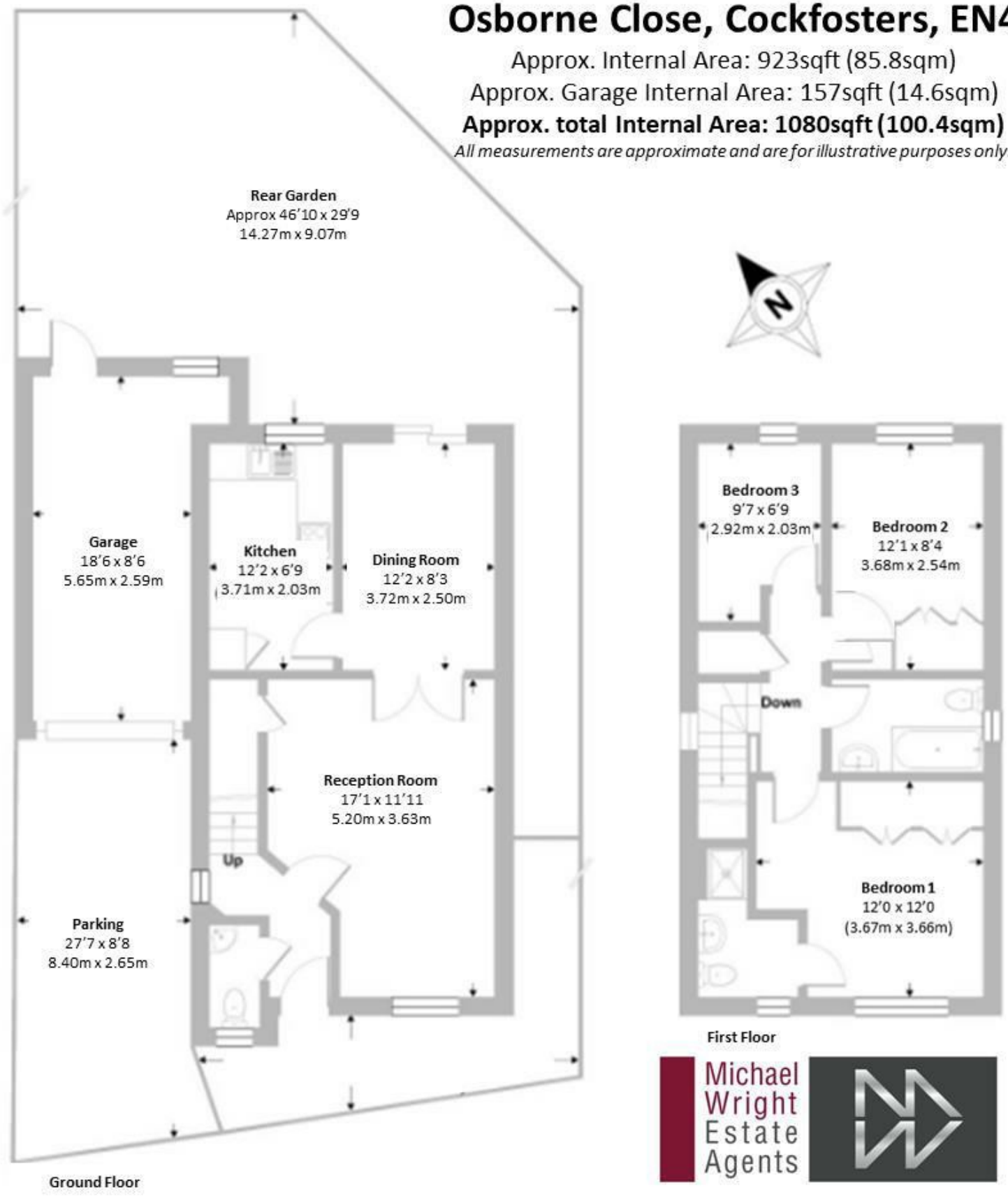
Osborne Close, Cockfosters, EN4

Approx. Internal Area: 923sqft (85.8sqm)

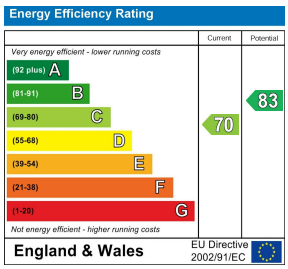
Approx. Garage Internal Area: 157sqft (14.6sqm)

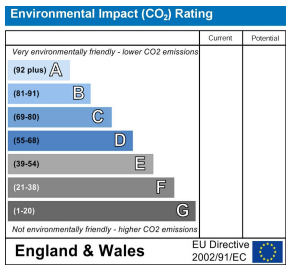
Approx. total Internal Area: 1080sqft (100.4sqm)

All measurements are approximate and are for illustrative purposes only.



Michael Wright Estate Agents





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