



GLOUCESTER GARDENS, COCKFOSTERS, BARNET, EN4

We are pleased to offer for sale, this charming semi-detached house set in Gloucester Gardens, one of Cockfosters' popular roads. It is well presented and well cared for, boasting 3 bedrooms and a family bathroom to the first floor and a good sized entrance hall, a large through lounge and fitted kitchen to the ground floor, whilst there is a deep front garden providing off-street parking for 2 cars plus a shared driveway with access to the set-back garage and leading to the 60ft rear garden.

The property is in good condition, offering it's next owners a great home to start with whilst benefitting from the options to extend to the rear and into the loft when ready - subject to usual consents.

Conveniently situated in the heart of Cockfosters, this home is within an easy level walk of both Cockfosters & Oakwood stations (picc line), shops, restaurants and local amenities. It is also ideally located for many of the local primary & secondary schools (especially Southgate & East Barnet Schools).



ACCOMMODATION

* BRIGHT & WELL PRESENTED SEMI DETACHED HOUSE * LARGE, BRIGHT ENTRANCE HALL * A 26FT THROUGH LOUNGE * WELL FITTED KITCHEN * ORIGINAL OAK, HERRINGBONE FLOORING * 3 BEDROOMS * WELL FITTED FAMILY BATHROOM & DOWNSTAIRS WC * APPROX 70FT GARDEN

* OFF STREET PARKING FOR 2/3 CARS * SHARED DRIVEWAY LEADING TO GARAGE TO THE REAR * CLOSE TO EXCELLENT LOCAL SCHOOLS *

SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £860,000 FREEHOLD

ENTRANCE HALL

Partially glazed front door & double glazed leaded window to the side letting in lots of natural light. Solid Oak herringbone flooring, understairs storage, coving & spotlights to the ceiling. Access to the through lounge, kitchen & downstairs WC & carpeted stairs leading to the first floor.



THROUGH LOUNGE 26'4" x 11'0" (8.03 x 3.36)

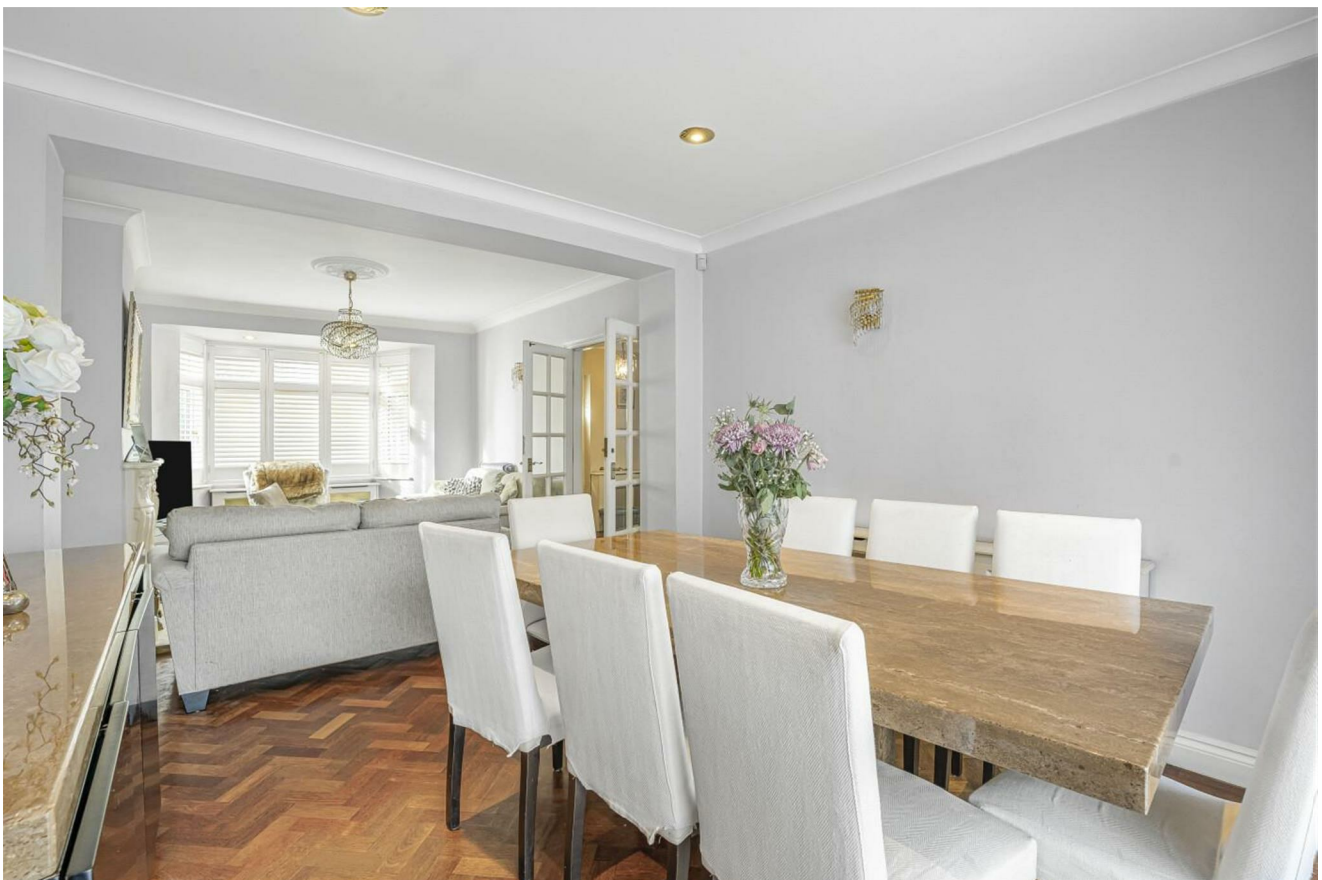
Dual aspect with double glazed bay window to the front, with plantation shutters and sliding patio door to the rear. Solid Oak herringbone flooring throughout, two covered radiators, pendant, wall hung and spot lighting. Double, glazed doors leading to the hallway. Coving to the ceiling.



LOUNGE AREA



DINING AREA



KITCHEN 9'00" x 8'10" (2.74m x 2.69m)

Double glazed window to the side & door to the rear. Fully tiled kitchen with wooden wall & base units offering a good amount of storage space. Plumbed for dishwasher & washing machine. Gas hob with extractor above, double oven, stainless steel sink, spotlights to the ceiling.



DOWNSTAIRS WC



FIRST FLOOR LANDING

Double glazed window to the side. Solid Oak herringbone flooring, pendant lighting & coving to the ceiling. Access to all three bedrooms & the bathroom.



BEDROOM 1 14'6" x 10'11" (4.43 x 3.34)

Double glazed window to the front, with covered radiator beneath. Carpeted with fitted wardrobes along one wall. Coving, pendant lighting & ceiling rose.



BEDROOM 2 12'1" x 11'1" (3.68m x 3.38m)

Double glazed window to the rear with covered radiator beneath. Carpeted, with fitted wardrobes along one wall. Pendant lighting & coving to the ceiling.



BEDROOM 3 8'11" x 7'11" (2.72m x 2.41m)

Double glazed window to the front. Wooden flooring, coving to the ceiling.



BATHROOM

Frosted double glazed window to the rear. Fully tiled 4 piece bathroom comprising of panelled bath, wall hung wash hand basin with drawer beneath & mirror above, low flush WC & quadrant glass shower cubicle.



BATHROOM (pic 2)
A different aspect, show the shower.



GARDEN

Approximately 70ft. Good sized patio area leading to the lawn. Access to the garage.



GARDEN (pic 2)



REAR ELEVATION



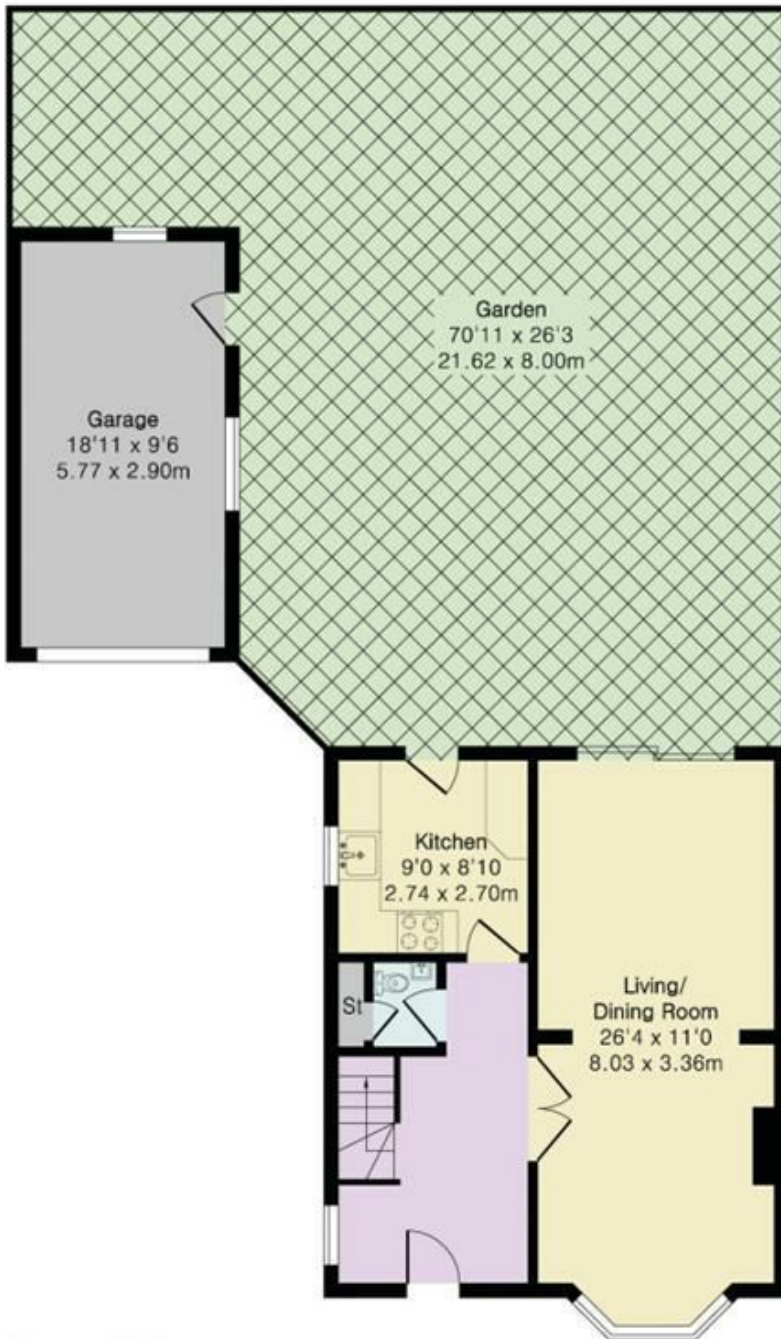
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**Approximate Gross Internal Area 1012 sq ft - 94 sq m
(Excluding Garage)**

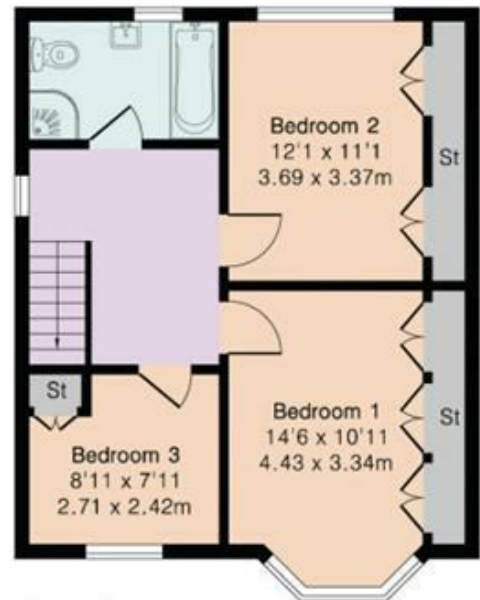
Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 506 sq ft – 47 sq m

Garage Area 180 sq ft – 17 sq m



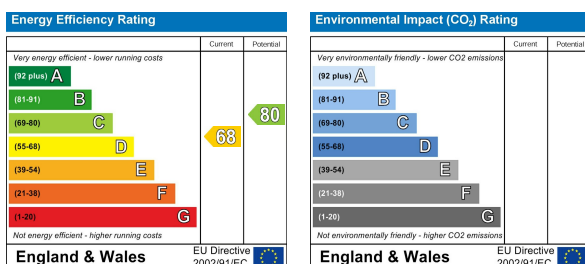
Ground Floor



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.



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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