



VERWOOD DRIVE, COCKFOSTERS, EN4

OFFERED CHAIN FREE: Michael Wright are pleased to offer for sale this impressive five-bedroom, 3 bathroom detached family home arranged over three floors, offering spacious and versatile accommodation in a sought-after residential setting. Highlights include a bright open-plan kitchen and living area with log burner and bi-folding doors, four bedrooms plus a luxurious top-floor principal suite with bespoke wardrobes and an en-suite bathroom, a gym/reception room, study and downstairs cloakroom. The beautifully landscaped rear garden features multiple entertaining areas; a covered pergola, two powered summer houses and direct garage access, while the front provides off-street parking for two/three cars. Ideally located for Cockfosters Station - roughly a ten minute walk, with a selection of shops, cafés and restaurants. This superb family home combines generous accommodation, excellent outdoor space and a highly desirable location.

Must be viewed to be fully appreciated



ACCOMMODATION

*** OFFERED CHAIN FREE * FIVE-BEDROOM, 3 BATHROOM DETACHED FAMILY HOME * THREE FLOORS OF SPACIOUS ACCOMMODATION * OPEN-PLAN LIVING & KITCHEN AREA * LOG BURNER & BI-FOLDING DOORS * LUXURIOUS PRINCIPAL SUITE WITH EN-SUITE * FOUR FURTHER BEDROOMS * SECOND RECEPTION ROOM / GYM * * STUDY * LANDSCAPED REAR GARDEN WITH COVERED PERGOLA * TWO POWERED SUMMER HOUSES * GARAGE & OFF-STREET PARKING ***

*** SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * DETACHED GARAGE * UNDERFLOOR HEATING IN MASTER ENSUITE BATHROOM ***

PRICE: £1,250,000 FREEHOLD OFFERS IN THE REGION OF

ENTRANCE HALLWAY 10'4" x 10'1" (3.15m x 3.07m)

Enter through the partially glazed door into this bright, welcoming entrance hall. Dado railing, coving and spotlights to the ceiling. Access to the kitchen / lounge / dining room, guest WC, study & stairs leading to the first floor



KITCHEN/LOUNGE/DINING ROOM 38'2" x 31'1" (11.63m x 9.47m)

Triple aspect with double glazed bi-fold & French Doors to the rear & double glazed windows to the side. An open plan, bright and extremely spacious family room comprising; lounge, dining room & kitchen. Spotlights & coving to the ceiling. Log burner & vertical designer radiators. Skylights which flood the room with light.



LOUNGE AREA



DINING AREA



KITCHEN AREA

Double glazed windows to the side. Shaker style wall & base units, wooden worktops, with glass splashbacks, integrated microwave & dishwasher, stainless steel chimney hood, ceramic butler's sink & under-cupboard lighting. Plumbed for washing machine. Spotlights & coving to the ceiling.



KITCHEN AREA (pic 2)



GYM 8'11" x 8'10" (2.72 x 2.70)

Double glazed window to the front. Coving & spotlights to the ceiling. Currently being used as a gym but could also be used as a snug / play room.



STUDY 2.98 x 2.70 (0.61m.29.87m x 0.61m.21.34m)

Double glazed window to the front with radiator beneath.



GUEST WC

Partially tiled, low flush, wall hung WC with hidden cistern & counter-top wash hand basin with vanity unit beneath.



BEDROOM 1 (LOFT) 14'4" x 12 (4.37m x 3.66m)

Two double glazed windows to the front & Juliet Balcony to the rear. Carpeted, with spotlights to the ceiling, bespoke fitted wardrobes to one wall & access to the en-suite bathroom. Designer vertical radiator.



LUXURY EN-SUITE BATHROOM 9'0" x 7'7" (2.75 x 2.32)

Frosted double glazed window to the rear. Fully tiled four piece bathroom suite comprising corner bath, walk-in shower, counter-top wash hand basin & WC. Underfloor heating.



BEDROOM 2 8'1" x 6'9" (2.46m x 2.06m)

Double glazed window to the rear with radiator beneath. Carpeted, with fitted wardrobes, pendant lighting & coving to the ceiling. Access to en-suite shower room.



EN-SUITE 8'6" x 3'3" (2.60 x 1)



BEDROOM 3 10'9" x 8'1" (3.28m x 2.46m)

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



BEDROOM 4 12'5" x 8'10" (3.78m x 2.69m)

Double glazed window to the rear with radiator beneath. Carpeted, with coving & pendant lighting to the ceiling.



BEDROOM 5 23'0" x 14'6" (7.01m x 4.42m)

Double glazed window to the front with radiator beneath. Laminate flooring, with coving & pendant lighting to the ceiling.



FAMILY BATHROOM 11'1" x 5 (3.38m x 1.52m)

Double glazed frosted window to the rear. Panelled bath, with shower attachment and screen. Counter-top wash hand basin with vanity unit beneath & mirror above. Low flush WC & radiator.



GARDEN 54'6" x 44'9" (16.61m x 13.64m)

Beautifully landscaped, zoned garden. Partially laid to lawn, lined by mature trees & shrubs, with a decked pergola area & two summer houses.



GARDEN (pic 2)



GARDEN (pic 3)



REAR ELEVATION



GARAGE



**Approximate Gross Internal Area 2143 sq ft - 199 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1184 sq ft – 110 sq m

First Floor Area 602 sq ft – 56 sq m

Top Floor Area 357 sq ft – 33 sq m

Garage Area 158 sq ft – 15 sq m

Outbuilding Area 229 sq ft – 21 sq m



Ground Floor

First Floor

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		72	75
		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.