



WESTPOLE AVENUE, COCKFOSTERS, EN4

We are pleased to offer for sale this well proportioned, halls adjoining semi-detached house in Westpole Avenue. The property benefits from a South-Facing garden, paved off street parking & a garage accessed from the shared driveway.

The property boasts two bright & spacious reception rooms, a modern well-fitted kitchen, entrance hall & downstairs WC to the ground floor & 3 bedrooms & a modern family bathroom to the first floor.

There is also scope to extend to the rear & into the loft subject to usual consents.

It is very well located, in a very popular turning which is a level walk to Cockfosters Road with all it's amenities; including a variety of shops, restaurants, buses & London Underground Station (on the Piccadilly Line). The beautiful Trent Country Park is also close by as well as excellent local schools for all ages.



ACCOMMODATION

* SPACIOUS ENTRANCE HALL * FRONT RECEPTION ROOM * REAR RECEPTION ROOM *
MODERN FITTED KITCHEN * THREE BEDROOMS * FAMILY FOUR PIECE SUITE BATHROOM *
60FT SOUTH FACING REAR GARDEN * GARAGE WITH SHARED DRIVE * PAVED OFF STREET
PARKING TO FRONT & SIDE *

SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, WOOD FLOORING TO
GROUND FLOOR, ENGINEERED WOOD FLOORING TO FIRST FLOOR *

PRICE: £835,000 FREEHOLD

HALLWAY 10'3 x 7'4 (3.12m x 2.24m)

Attractive and Spacious Hallway with Oak Front Door, Leaded Window to the Side, Cornicing & Picture Rails, Wood Strip Flooring, Radiator. Access to the Front Reception, Dining Room & Downstairs WC.



FRONT RECEPTION 15'4 x 12'9 (4.67m x 3.89m)

Dual Aspect, Spacious Front Reception Room with Double Glazed Bay Window to Front, with Radiator Beneath. 2 Arched Stained Glass Windows to the Side & Wood Strip Flooring. Cornicing, Cast Iron Feature Fireplace & Pendant Lighting to the Ceiling.



KITCHEN / DINING ROOM 14'9 x 11'9 (4.50m x 3.58m)

Bright Rear Reception Room with Double Glazed French Doors to the Rear, Wood Strip Flooring to the Dining Room & Tiled Flooring to the Kitchen, 2 Radiators.



DINING AREA

A Different Aspect showing the Dining Area.



MODERN FITTED KITCHEN (PIC 1) 15'6 x 8'6 (4.72m x 2.59m)

Well Fitted with High Gloss Handleless Floor & Wall Units, with Granite Worktops, 1.5 Bowl Inset Stainless Steel Sink Unit, Neff Appliances Including 5 Ring Gas Hob, Neff Extractor Hood, Neff Eye Level Double Oven, Integrated Dishwasher, Washing Machine, Tumble Dryer as well as Integrated Fridge/Freezer.



MODERN FITTED KITCHEN (PIC 2)



LANDING

Stained Glass Landing Window, Letting in Lots of Natural Light. Access to Bedrooms, Family Bathroom & Loft.



BEDROOM 1 15'3 x 12'3 (4.65m x 3.73m)

Dual Aspect with Double Glazed Bay Window to Front, 2 Arched Stained Glass Windows to Side, Engineered Wood Flooring, Cornicing, Radiator & Pendant Lighting to the Ceiling.



BEDROOM 2 14'6 x 12'9 (4.42m x 3.89m)

Good Sized 2nd Bedroom, with Fitted Wardrobes to one Wall, Large Double Glazed Window to Rear, with Radiator Beneath, Engineered Wood Flooring, Cornicing & Pendant Lighting to the Ceiling.



BEDROOM 3 13'3 x 7'3 (4.04m x 2.21m)

Double Glazed Window to Front with Radiator Beneath, Engineered Wood Flooring. Cornicing to the Ceiling.



FAMILY BATHROOM (PIC. 1) 9'9 x 8'3 (2.97m x 2.51m)

Frosted Double Glazed Window to the Rear. Modern 4 Piece Bathroom Suite Comprising Panelled Bath with Mixer Taps, Wall Hung Wash Hand Basin with Mixer Tap & Vanity Unit Beneath, Low Flush WC & Chrome Heated Towel Rail.



FAMILY BATHROOM (PIC. 2)

A Different Aspect Showing Separate Large Shower Cubicle with Glass Sliding Doors.



**GARDEN (PIC 1) approx 60' (approx 18.29m)
Rear Garden with Paved Patio Area, Mainly Laid to Lawn, Side & Garage Access.**



**GARDEN (PIC 2)
Further Aspect of Rear Garden Showing the Paved, Covered Area.**



REAR ELEVATION



SIDE VIEW

Side View of Property Showing Paved Shared Driveway Access to the Rear & Garage.



