



## 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.



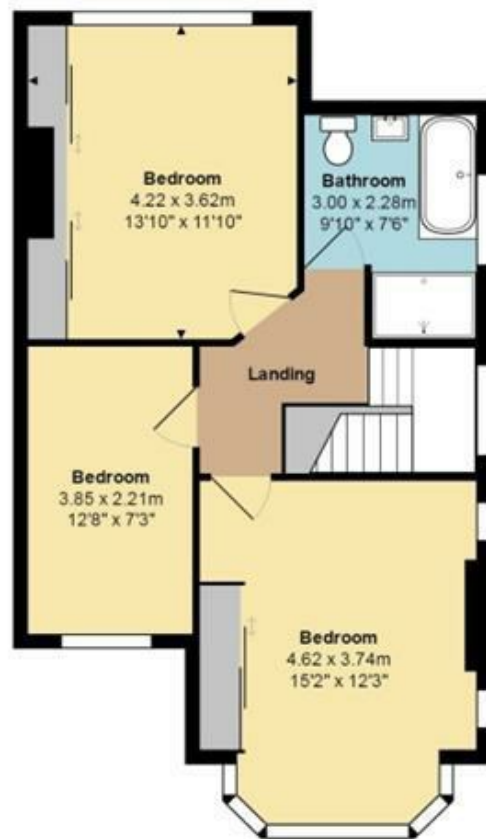
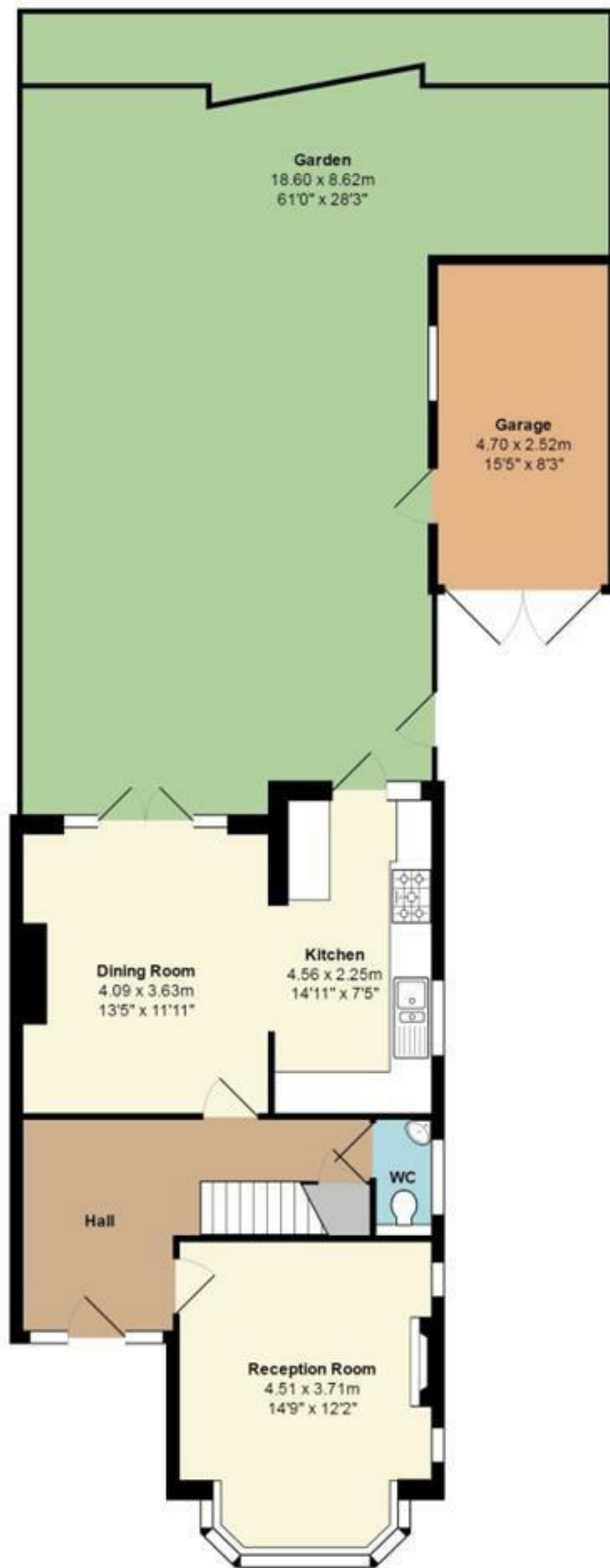


# Westpole Avenue, Cockfosters, EN4

Total Internal Area excluding  
Garage: 1186 sqft (110 sqm)

All measurements are approximate and are  
for illustrative purposes only.

Michael  
Wright  
Estate  
Agents



| 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 |                         |           |
|                                             | 55                      | 81        |
| 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | 47                      | 76        |
| 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.

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