



ASHURST ROAD, COCKFOSTERS, BARNET, EN4

WITH ONE OWNER FROM NEW, the property has been in the family since it was built in 1978.

Offered CHAIN FREE, we are pleased to offer for sale this double-fronted detached 4 bedroom, 2 bathroom home, on a wider than average plot. On entering the welcoming entrance hall, you will find access to the two reception rooms, fitted kitchen & breakfast room, plus the guest WC on the ground floor. There is also a large garage to the front with the potential to convert and further scope to extend & expand, subject to usual consents. To the first floor you will find four double bedrooms, one with ensuite & a family shower room. At the rear, there is a 98ft wide garden, which is mainly laid to lawn with mature trees and shrub borders.

Situated at the upper end of Ashurst Road in Cockfosters, you're just a stone's throw from excellent schools, including Trent Primary School, JCoSS, Southgate and East Barnet Secondary Schools. It is also within a level 5 minute walk to Cockfosters High Street, the Underground station (Picc Line) & a variety of restaurants, cafes, supermarkets and the stunning Trent Country Park.

VIEWING IS A MUST TO TRULY APPRECIATE THIS WONDERFUL PROPERTY.



ACCOMMODATION

* DECEPTIVELY SPACIOUS 4 BEDROOM / 2 BATHROOM DOUBLE-FRONTED DETACHED HOUSE * 2 RECEPTION ROOMS INCLUDING A 22FT LIVING ROOM * WHEELCHAIR SIZED "STILTZ" LIFT * FITTED KITCHEN WITH BREAKFAST ROOM * GUEST WC * 98FT WIDE SOUTH-EAST FACING GARDEN WITH SIDE ACCESS * DRIVEWAY WITH OFF STREET PARKING * LARGE INTEGRAL GARAGE * WIDER THAN AVERAGE PLOT * SCOPE TO EXTEND & EXPAND SUBJECT TO THE USUAL CONSENTS * CHAIN FREE *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £1,085,000 FREEHOLD

ENTRANCE HALL 11'7 x 10'5 (3.53m x 3.18m)

Welcoming L-Shaped Entrance Hall with Marble Tiled floor, radiator, dado rail and pendant lighting to ceiling. Giving access to Kitchen, the living room, second reception room & WC. Understairs storage.



LIVING ROOM 21'10 x 13'2 (6.65m x 4.01m)

Recently fitted Double glazed sliding patio doors to the rear, wooden floors, with pendant lighting & coving to ceiling. 2 radiators.



LIVING ROOM (PIC 2)



RECEPTION ROOM / SNUG 10'5 x 9'7 (3.18m x 2.92m)

Double glazed patio door to the rear, radiator, wooden flooring & folding french doors to the living room. Wheelchair sized Lift giving access to the first floor. Potential to be opened to the kitchen to create a larger kitchen/diner.



KITCHEN 12'10 x 9'10 (3.91m x 3.00m)

Dual aspect with double glazed window to the rear and partially glazed door to the side. Tiled flooring & splashback. Wooden shaker style wall & base units. 5 ring gas hob with stainless steel chimney hood above. Neff eye level oven, integrated fridge freezer & washing machine. Plumbed for dishwasher.



KITCHEN (PIC 2)

A different aspect showing access to the breakfast room.



BREAKFAST ROOM 8'6" x 6'9" (2.59m x 2.06m)

Situated just off the kitchen with double glazed window to the front & door the side. Can be easily converted to create a handy utility room.



DOWNSTAIRS WC 5'8" x 2'8" (1.73 x 0.82)

Frosted double glazed window to front. Fully tiled. wash hand basin with chrome tap, chrome heated towel rail, wall hung w/c with hidden cistern.



FIRST FLOOR LANDING

Larger than average double glazed window to the front, letting in lots of natural light.



BEDROOM 1 13'0" x 10'00" (3.96m x 3.05m)

Double glazed window to the rear with radiator beneath. Laminate flooring & in-built wardrobes



ENSUITE BATHROOM 8'5 x 6'9 (2.57m x 2.06m)

Frosted double glazed window to the front. A fully tiled three-piece bathroom suite featuring a panelled bath, pedestal wash hand basin & low flush WC.



BEDROOM 2 13'3 x 13'1 (4.04m x 3.99m)

Double glazed window to the rear with radiator beneath. Carpeted with in-built wardrobes & pendant lighting to the ceiling.



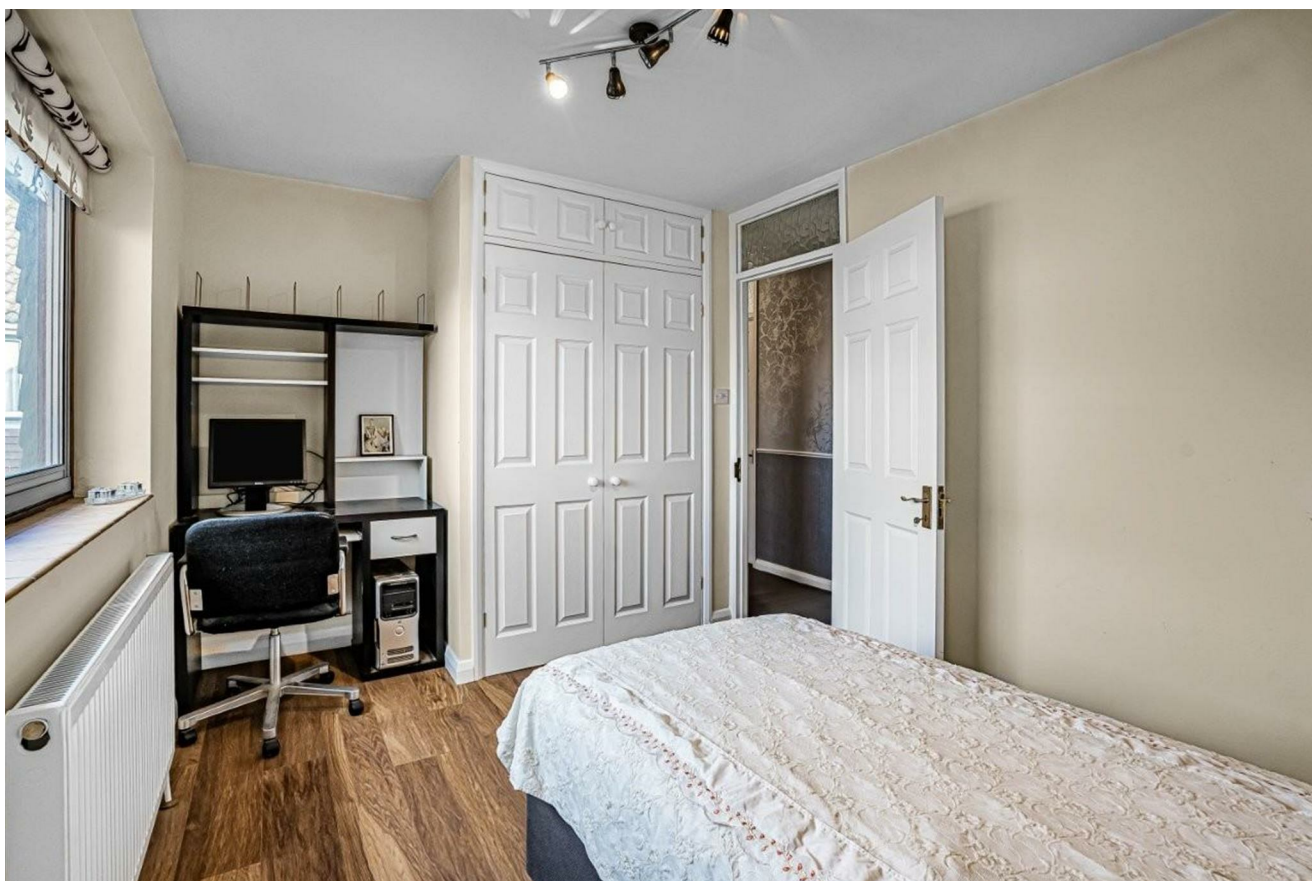
BEDROOM 3 12'10 x 9'8 (3.91m x 2.95m)

Double glazed window to the rear with radiator beneath. Laminate flooring & in-built wardrobes. Access to the lift from the reception room/snug.



BEDROOM 4 13'3 x 8'7 (4.04m x 2.62m)

Double glazed window to the front with radiator beneath. Laminate flooring, in-built wardrobes & a four bar spotlight to the ceiling.



FAMILY SHOWER ROOM 7'3 x 5'11 (2.21m x 1.80m)

Frosted double glazed window to the front. Fully tiled shower room featuring glass shower cubicle, wall hung wash hand basin with vanity unit beneath & mirror above. Low flush WC.



REAR GARDEN 98'5 x 40'0 (30.00m x 12.19m)

A very wide plot at approximately 98ft. The garden is South-East facing and mainly laid to lawn with a paved patio, mature trees & shrubs & side access.



REAR ELEVATION



EXTRA LARGE GARAGE 18'7 x 16'1 (5.66m x 4.90m)

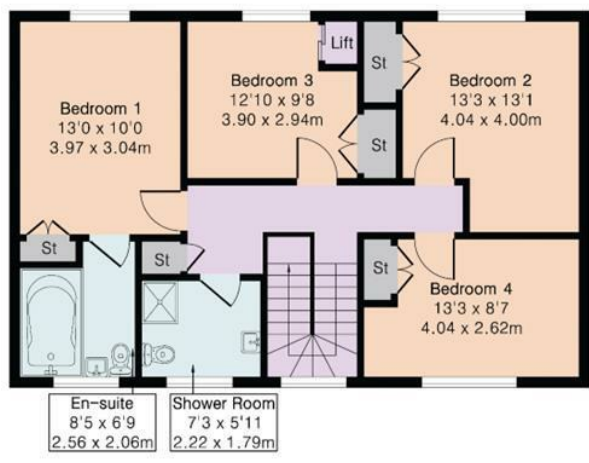
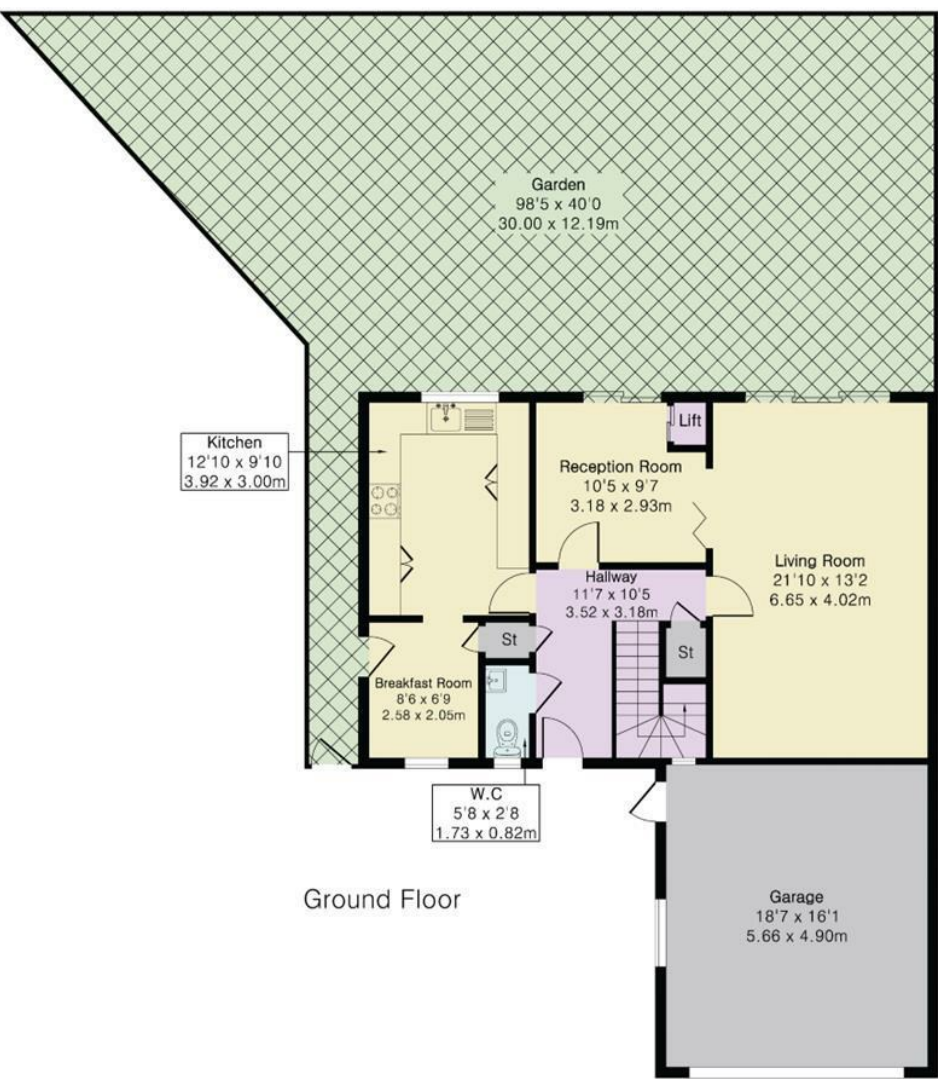
A double, integrated garage with the potential to convert into a large living room, subject to usual consents.





Ashurst Road, Cockfosters, EN4

**Total Internal Area including Garage:
1797 sqft (168 sqm)**
 Ground Floor Area: 749 sqft (70sqm)
 First Floor Area: 749 sqft (70sqm)
 Garage Area: 299sqft (28sqm)
All measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> 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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