



## LINTHORPE ROAD, COCKFOSTERS, EN4

Offering for sale this extended & loft converted 4 bedroom semi-detached family home in a quiet Cockfosters location close to excellent local schools (including JCoSS, Trent, Livingstone & East Barnet). Also within a short walk of the amenities of Cockfosters Parade & Underground (Picc. Line) and the local parks; Hadley Woods and the stunning Trent Country Park.

Upon entering, you are greeted by a bright and welcoming entrance hall leading to the living room and spacious kitchen/dining family room. To the first floor, there are three bedrooms, two good sized doubles and a third which could be used as a study or single bedroom, plus the loft has been converted to create a master bedroom and a fully tiled en-suite shower room. The 70ft rear garden is South-facing, well maintained with large paved patio and a manicured lawn. At the front there is a side access and off street parking for two to three cars.

Viewings by appointment only and are highly recommended.



### ACCOMMODATION

- \* EXTENDED & LOFT CONVERTED, SEMI DETACHED HOUSE
- \* SEPARATE BRIGHT FRONT LIVING ROOM
- \* EXTENDED 20FT KITCHEN / DINING / FAMILY ROOM
- \* 4 BEDROOMS, 1 WITH ENSUITE SHOWER ROOM
- \* FAMILY BATHROOM
- \* APPROX 70FT SOUTH-FACING REAR GARDEN
- \* OFF STREET PARKING FOR 2/3 CARS IN FRONT DRIVEWAY
- \* WELL LOCATED FOR EXCELLENT LOCAL SCHOOLS
- \* SERVICES: GAS CENTRAL HEATING
- \* FEATURES: DOUBLE GLAZING

**PRICE: £825,000 FREEHOLD**

## ENTRANCE HALL

Enter via the porch into the bright entrance hall with its oak laminate flooring, stairs to the first floor and access to the living room and kitchen/dining/family room.



## LIVING ROOM 14'4 x 13'1 (4.37m x 3.99m)

Double glazed bay window to the front, oak flooring, oak fireplace with cast iron inset & gas coal effect fire, coving, panel-glazed double doors into the dining area.



## LIVING ROOM (pic 2)



## KITCHEN/DINING/FAMILY ROOM 20'5 x 19'5 (6.22m x 5.92m)

Extended across the width of the house with a large exposed oak beam to the ceiling and thoughtfully sectioned to provide a dining area, family room & the kitchen, with large double-glazed french doors to the garden, plus a further double-glazed door to the side and window over the sink to rear. Mainly tiled flooring except to the dining area where oak flooring has been continued from the living room.



### KITCHEN AREA

Oak wall & base units fitted in u-shape with black laminate worktops, tiled splashback, stainless steel 1 & 1/2 bowl single drainer sink with mixer tap, integrated appliances including; fridge/freezer, washing machine & dishwasher. Tiled flooring.



### DINING AREA



## FAMILY AREA



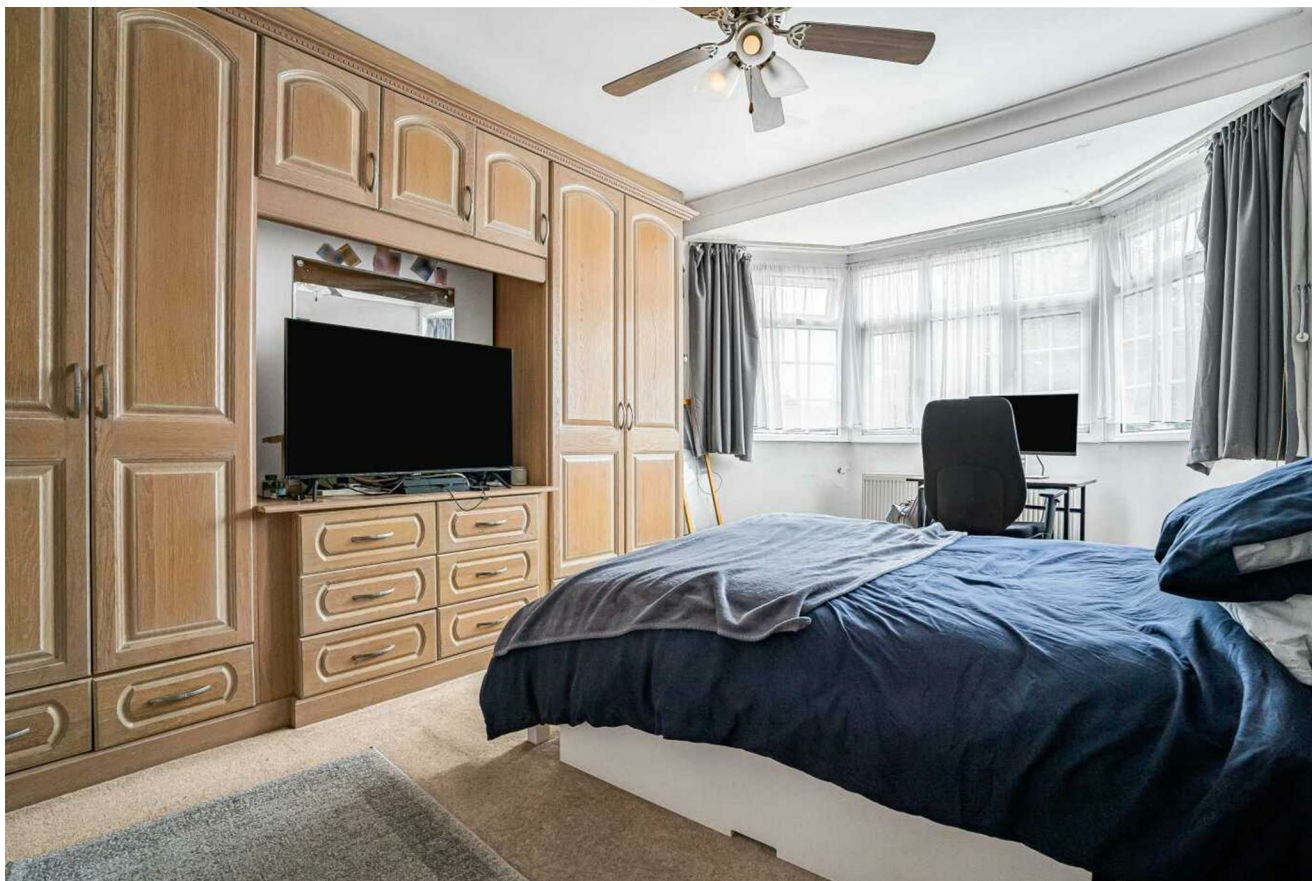
## FIRST FLOOR LANDING

Double-glazed window to the side, Carpeted stairs & landing with stairs continuing upto the loft.



**BEDROOM 2 14'4 x 11'3 (4.37m x 3.43m)**

**Double-glazed bay window to the front with radiator beneath, carpeted floors, fitted wardrobes to one wall & central ceiling light with fan.**



**BEDROOM 2 (pic 2)**



**BEDROOM 3 11'3 x 10'10 (3.43m x 3.30m)**

**Double-glazed window to the rear with radiator beneath, carpeted floors, fitted wardrobes to one wall & central ceiling light.**



**BEDROOM 4 8'2 x 8'1 (2.49m x 2.46m)**

**Double-glazed window to the front with radiator beneath, carpeted floors.**

### FAMILY BATHROOM

Double-glazed frosted window to the rear , mainly tiled walls, white bathroom suite with full-sized bath, pedestal basin and WC, plus a fully-tiled shower cubicle.



### BEDROOM 1 - LOFT 18'9 x 18'2 (5.72m x 5.54m)

Velux window to the front and double glazed french doors to the rear with juliet balcony, floor to ceiling wardrobes along one wall, carpeted floor, additional storage under the eaves.



**BEDROOM 1 - LOFT (pic 2)**



**ENSUITE SHOWER ROOM**

**Frosted Double glazed window to the rear, fully tiled walls & floor with quadrant shower cubicle with thermostatic shower, pedestal handwash basin and WC.**



**GARDEN 69'0 x 25'8 (21.03m x 7.82m)**

**Extending to almost 70ft with a large paved patio the rest mainly laid to lawn and with a brick-built out house in the far corner. There is also a gated side access.**



**GARDEN (pic 2)**



**REAR ELEVATION**



# Linthorpe Road, Cockfosters, EN4

Approximate Gross Internal Area 1467 sq ft - 137 sq m

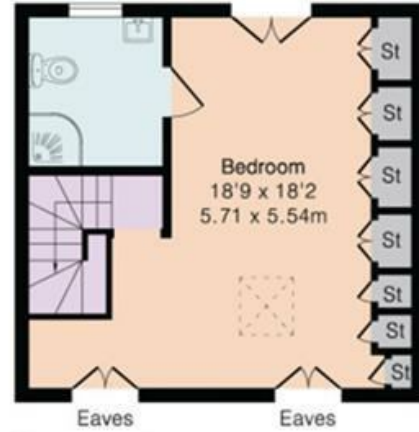
Ground Floor Area 667 sq ft – 62 sq m

First Floor Area 460 sq ft – 43 sq m

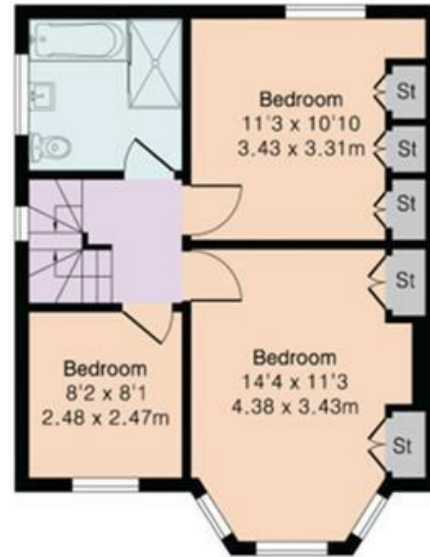
Second Floor Area 340 sq ft – 32 sq m



Ground Floor



Second 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.



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		62	75
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			
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.