



Mount Pleasant

Cockfosters, EN4 9ET

£800,000



Welcome to Mount Pleasant

Cockfosters, EN4 9ET

Nestled in the charming area of Cockfosters, is this three bedroom semi-detached family home presents an exceptional opportunity for those looking to create their dream residence. Spanning 904 square feet, the property is ideally situated within easy reach of Cockfosters Underground Station on the Piccadilly Line, as well as a variety of local shops, restaurants, and reputable schools.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious front reception room. Adjacent to this is a separate dining room that flows seamlessly into a conservatory, offering additional living space and direct access to the rear garden. The kitchen, also with garden access, provides a practical layout for everyday living.

The first floor comprises two generous double bedrooms and a well-proportioned third bedroom, complemented by a family bathroom and a separate WC.

Externally, the property boasts both front and rear gardens, with the rear garden featuring a patio area and a detached garage. While the home requires full modernisation, it offers excellent potential for extension and enhancement, subject to planning permission, making it a perfect project for those with a vision.

The location is particularly advantageous, with several local schools within walking distance, including Southgate Secondary School and Trent Primary School. Additionally, the nearby shopping parades cater to all your daily needs, ensuring a vibrant community atmosphere.

In summary, this semi-detached house on Mount Pleasant is a promising canvas for those looking to invest in a property with great potential in a highly desirable area.















Floor Plan

**Approximate Gross Internal Area 995 sq ft - 93 sq m
(Excluding Garage)**

Ground Floor Area 544 sq ft - 51 sq m

First Floor Area 451 sq ft - 42 sq m

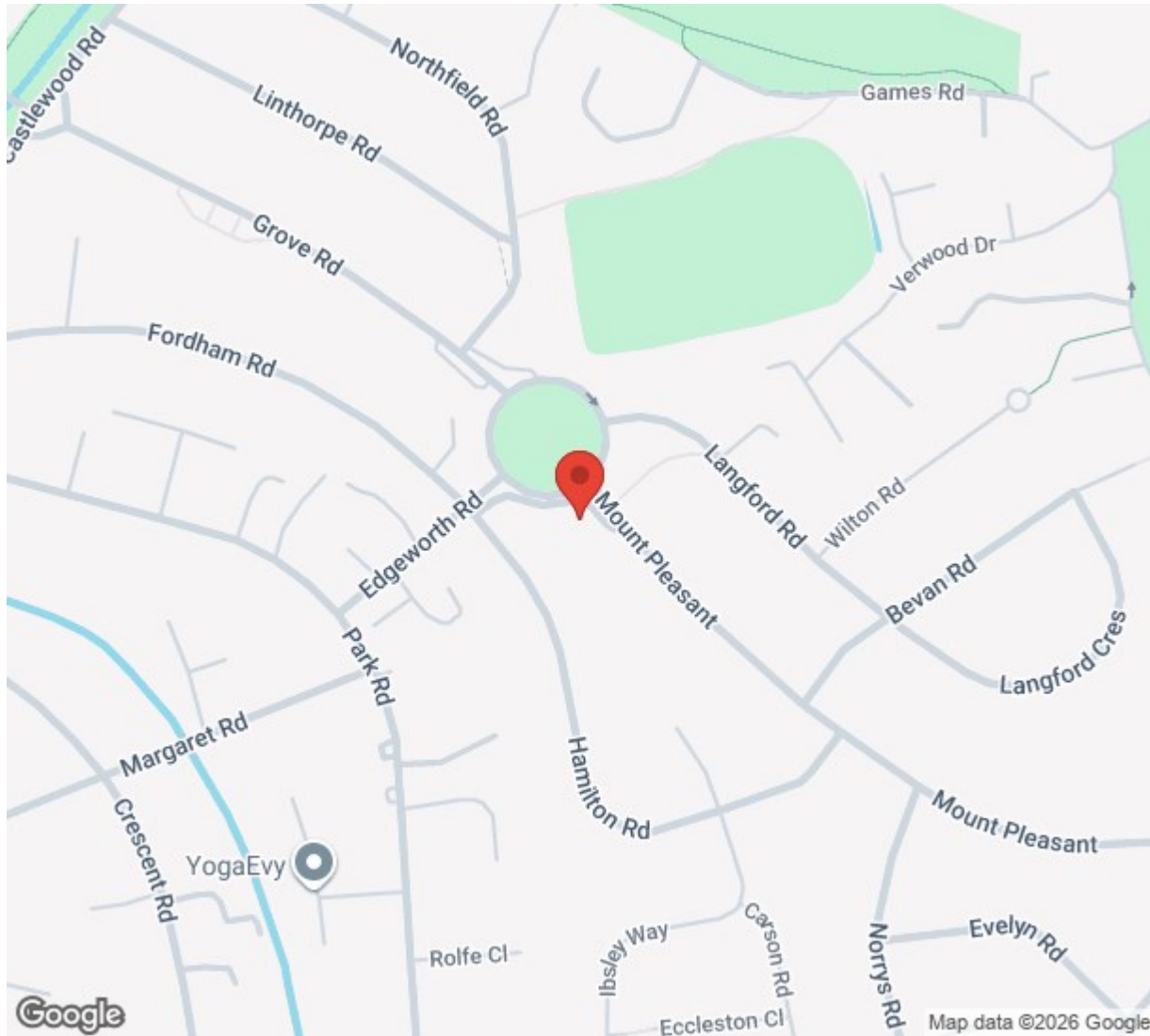
Garage Area 188 sq ft - 17 sq m



Ground Floor

First Floor

Area Map



Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

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