



## MOUNT PLEASANT, COCKFOSTERS, EN4

We are pleased to offer for sale this three bedroom link-detached house in Mount Pleasant, Cockfosters. It is ideally situated just a short walk to Cockfosters underground station (Picc Line), Trent Park and the local parade with its abundance of shops & restaurants close by. It is also located within the catchment of several excellent local primary & secondary schools including Trent, JCoss, Southgate & East Barnet. The property boasts a 35ft through lounge, separate well-equipped kitchen, conservatory & guest WC downstairs and 3 bedrooms, a bathroom & separate WC to the first floor. Outside the property has a driveway for 3 or more cars, an 80ft rear garden with patio area, large lawn & a 16ft Outbuilding. There is still plenty of scope to expand the property by extending over the garage, into the loft and across the back subject to the usual consents.



### ACCOMMODATION

\* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* 35FT THROUGH LOUNGE WITH FIREPLACE \* SPACIOUS & WELL FITTED KITCHEN \* GARAGE CONVERTED TO A 16FT STORAGE / UTILITY ROOM \* 3 GOOD SIZED BEDROOMS \* FAMILY BATHROOM \* APPROX 80FT REAR GARDEN WITH LARGE PATIO AREA / LAWN & OUTBUILDING \* OFF-STREET PARKING TO FRONT FOR SEVERAL VEHICLES. \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £850,000 FREEHOLD**



### ENTRANCE HALL

Enter through the partially glazed door into this bright, neutrally decorated entrance hall. Tiled flooring, coving to the ceiling, radiator. Access to the through lounge, kitchen, guest cloakroom, storage/utility room & stairs leading up to the first floor.



### THROUGH LOUNGE 35'7 x 10'9 (10.85m x 3.28m)

Dual aspect with a double glazed bay window to the front, with radiator beneath and double glazed bay with patio doors & windows to the rear. Carpeted, with coving, pendant lighting & ceiling roses.





## LOUNGE AREA



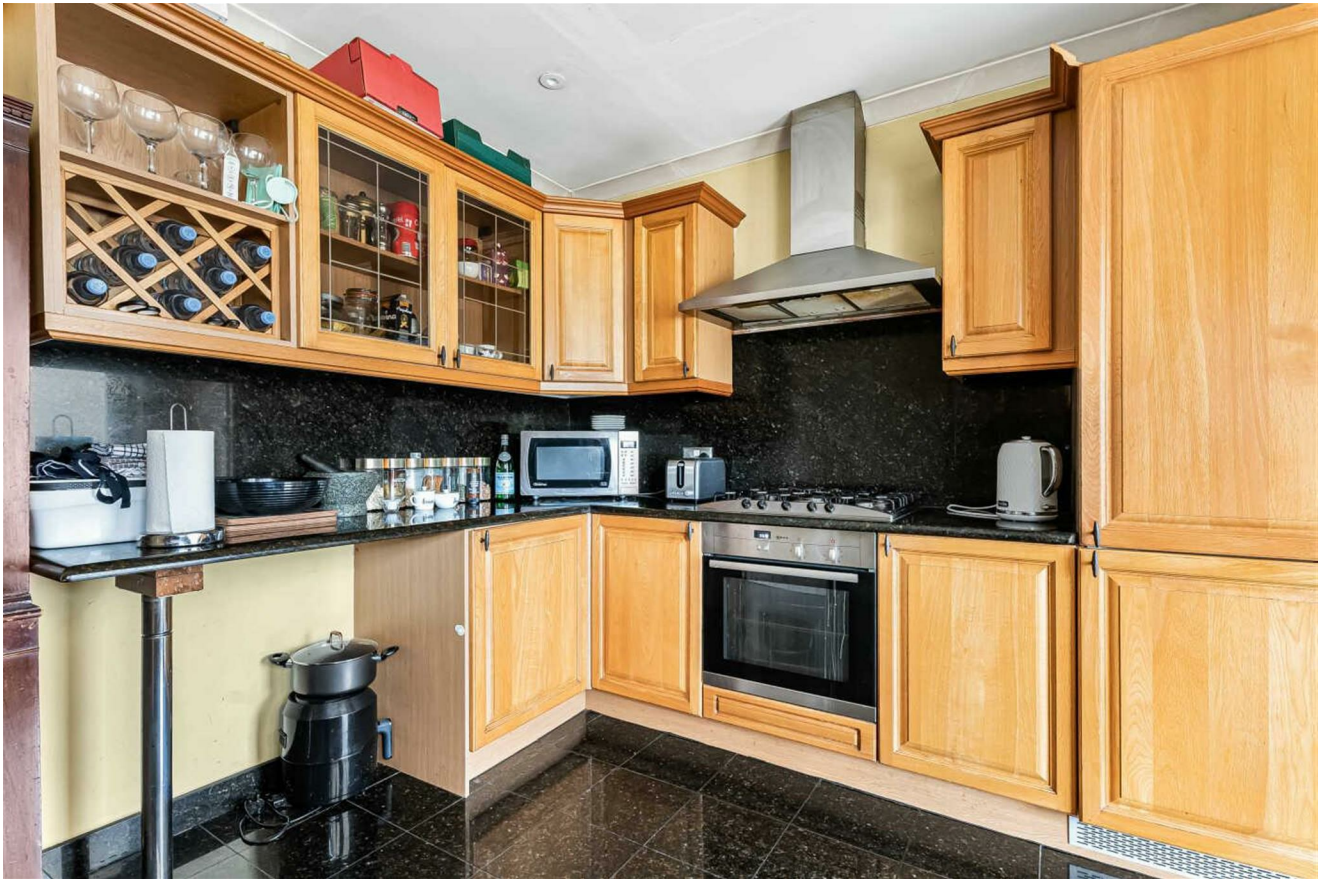
## DINING AREA





**KITCHEN 11'8 x 9'10 (3.56m x 3.00m)**

**Frosted double glazed door & double glazed window leading to the conservatory at the rear. Granite tiled floor, granite worktops & splashbacks. Undercounter oven, gas hob with stainless steel chimney hood above. Wooden wall & base units offering ample storage options. Spotlights & coving to the ceiling.**



**KITCHEN (pic 2)**





**CONSERVATORY 11'5 x 10'3 (3.48m x 3.12m)**  
**Double glazed French Doors, windows & ceiling to the rear. Ceiling fan.**



**BEDROOM 1 17'5 x 10'9 (5.31m x 3.28m)**  
**Double glazed bay window to the front. Carpeted, with ample fitted wardrobes, over bed cupboards & dressing table. Pendant lighting to the ceiling.**





**BEDROOM 1 (pic 2)**



**BEDROOM 2 17'5 x 10'9 (5.31m x 3.28m)**

**Double glazed bay window to the rear. Carpeted, with fitted wardrobes & dressing table to one wall. Pendant lighting to the ceiling.**





**BEDROOM 3 9'0 x 7'2 (2.74m x 2.18m)**  
**Double glazed window to the front. Carpeted.**



**BATHROOM 11'7 x 5'11 (3.53m x 1.80m)**  
**Frosted double glazed window to the rear with radiator beneath. Fully tiled bathroom comprising of panelled bath, shower cubicle & wash hand basin with vanity unit beneath, additional cabinet & mirror with spotlights above and cabinets to the side.**

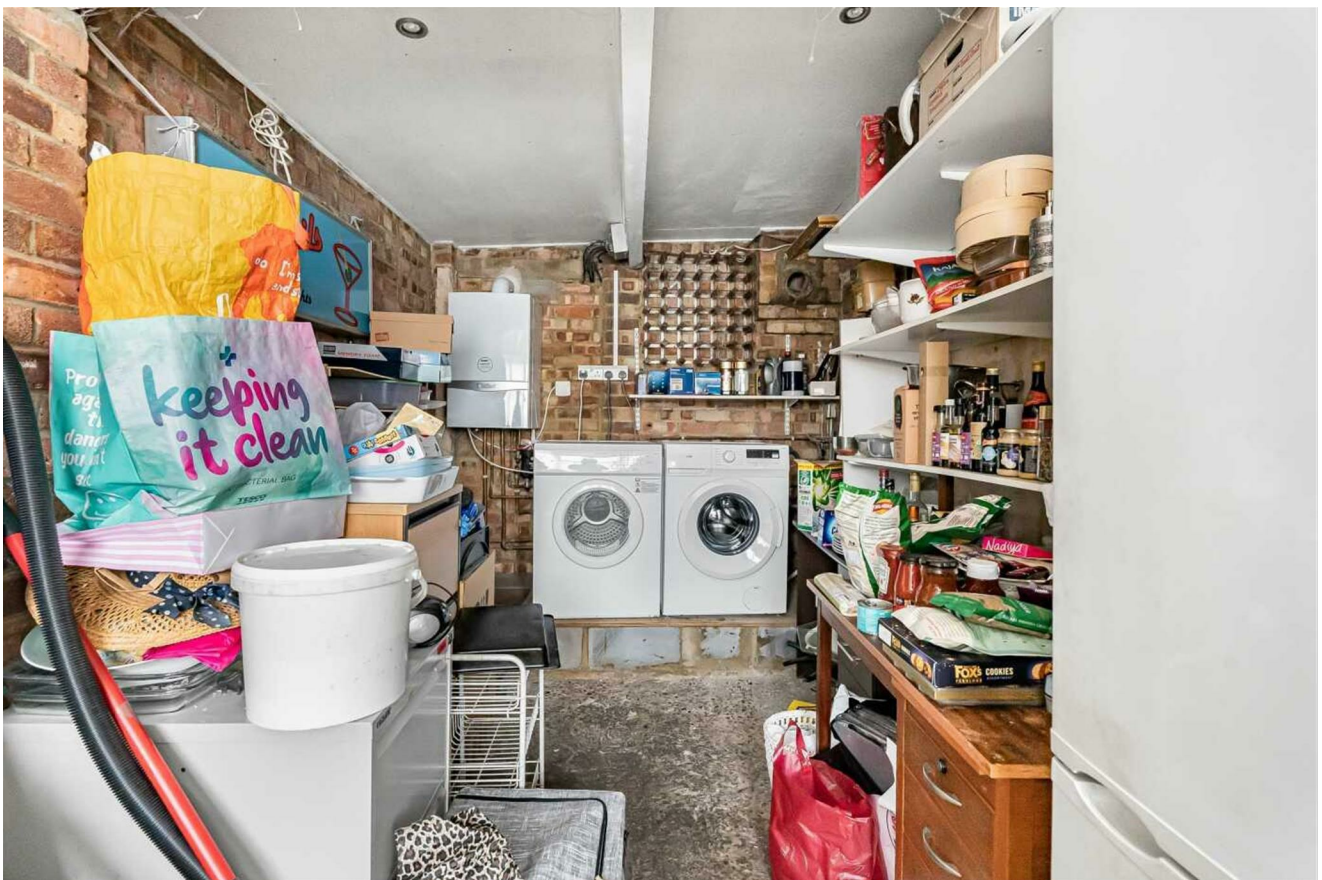




**SEPARATE WC**



**STORAGE/UTILITY ROOM 16'8 x 7'9 (5.08m x 2.36m)**





**GARDEN approx 80'0 (approx 24.38m)**  
**Large patio area leading to steps taking you to the lawn & outbuilding. Mature trees & shrubs.**



**GARDEN (pic 2)**





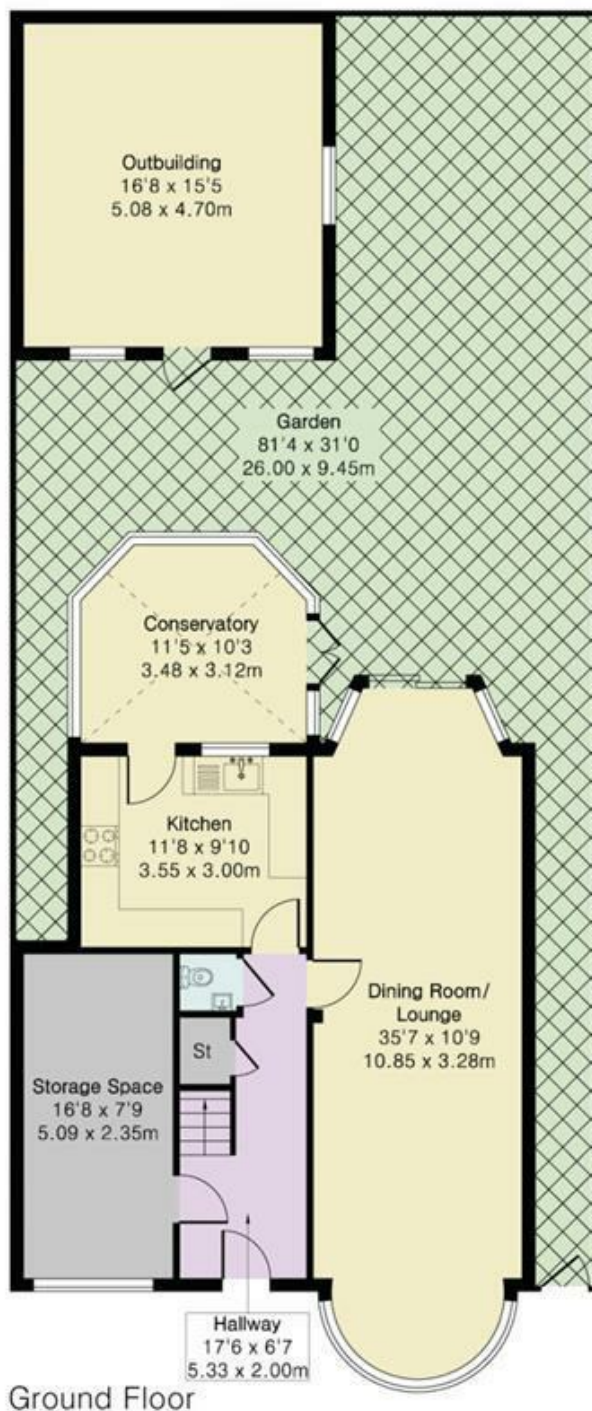
**OUTBUILDING 16'8 x 15'5 (5.08m x 4.70m)**



**REAR ELEVATION**







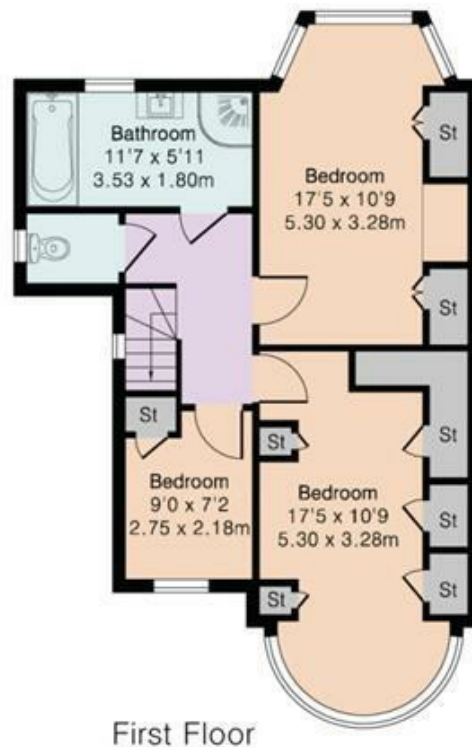
## Mount Pleasant, Cockfosters, EN4

Approximate Gross Internal Area 1418 sq ft - 131 sq m  
(Excluding Outbuilding)

Ground Floor Area 843 sq ft - 78 sq m

First Floor Area 575 sq ft - 53 sq m

Outbuilding Area 257 sq ft - 24 sq m



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                             |  | 59                      | 78        |
|                                             |  | 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.

Call. 020 8449 2255

sales@michaelwright.co.uk