



## GLOUCESTER GARDENS, COCKFOSTERS, BARNET, EN4

Michael Wright are pleased to offer this well-presented three bedroom-semi-detached family home set in the popular Gloucester Gardens, Cockfosters, ideally situated for the local primary & secondary schools (including Trent, Southgate & East Barnet) and just a short level walk from the local parade with its abundance of local shops, cafes & restaurants and the Underground train station (Picc. Line).

On the ground floor, this lovely home boasts a bright entrance hall leading to 33ft dual aspect living and dining room with big bay windows to the front, a contemporary kitchen fitted with grey gloss wall & base units, integrated appliances and white Quarts worktops, a downstairs WC and a landscaped west facing rear garden with its paved patio leading on to and surrounding the astroturf lawn and then to the covered rear patio with its brick built Barbeque.

Upstairs, the property benefits from three bedrooms, modern family shower room with its double sinks and large shower cubicle. The property has a driveway to the front for 2 cars and garage to the rear accessed from the rear service road and there is plenty of scope to extend the property further to the rear and even into the loft, subject to the usual permissions.



### ACCOMMODATION

\* BRIGHT & WELL PRESENTED SEMI DETACHED HOUSE \* LARGE, BRIGHT ENTRANCE HALL \* 33FT LIVING / DINING ROOM \* 15FT WELL FITTED CONTEMPORARY KITCHEN WITH FITTED APPLIANCES \* ORIGINAL FLOORING TO GROUND FLOOR \* 3 BEDROOMS \* MODERN FITTED FAMILY SHOWER ROOM & DOWNSTAIRS WC \* APPROX 60FT GARDEN WITH PAVED PATIO, ASTROTURF LAWN & COVERED BBQ AREA \* OFF STREET PARKING FOR 2 CARS AND GARAGE TO THE REAR \* CLOSE TO COCKFOSTERS PARADE, STATION & THE EXCELLENT LOCAL SCHOOLS \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING

**PRICE: £865,000 FREEHOLD**

### ENTRANCE HALL

Bright and airy entrance hall, neutrally decorated with solid oak flooring. Access to kitchen & lounge/dining room and stairs to first floor.



### LOUNGE / DINING ROOM 33'10 x 12'1 (10.31m x 3.68m)

Double-glazed bay to front with radiator beneath and floor to ceiling double glazed door to rear with side lights, neutral white decor and solid oak flooring, coving to ceiling.



## LOUNGE AREA



## DINING AREA



**KITCHEN 15'1 x 7'9 (4.60m x 2.36m)**

**Double-glazed door to rear and window to the side, fitted with modern grey gloss wall & base units, with white quartz upstands & glass splashbacks, white quartz worktops with under-mounted double stainless steel sinks with Mixer tap & an INSINKERATOR hot tap, with filtered cold water, plus integrated appliances including; washing machine, dishwasher, double-oven & microwave above and induction hob with extractor above. Tiled flooring and spotlights to ceiling.**



**KITCHEN (pic 2)**



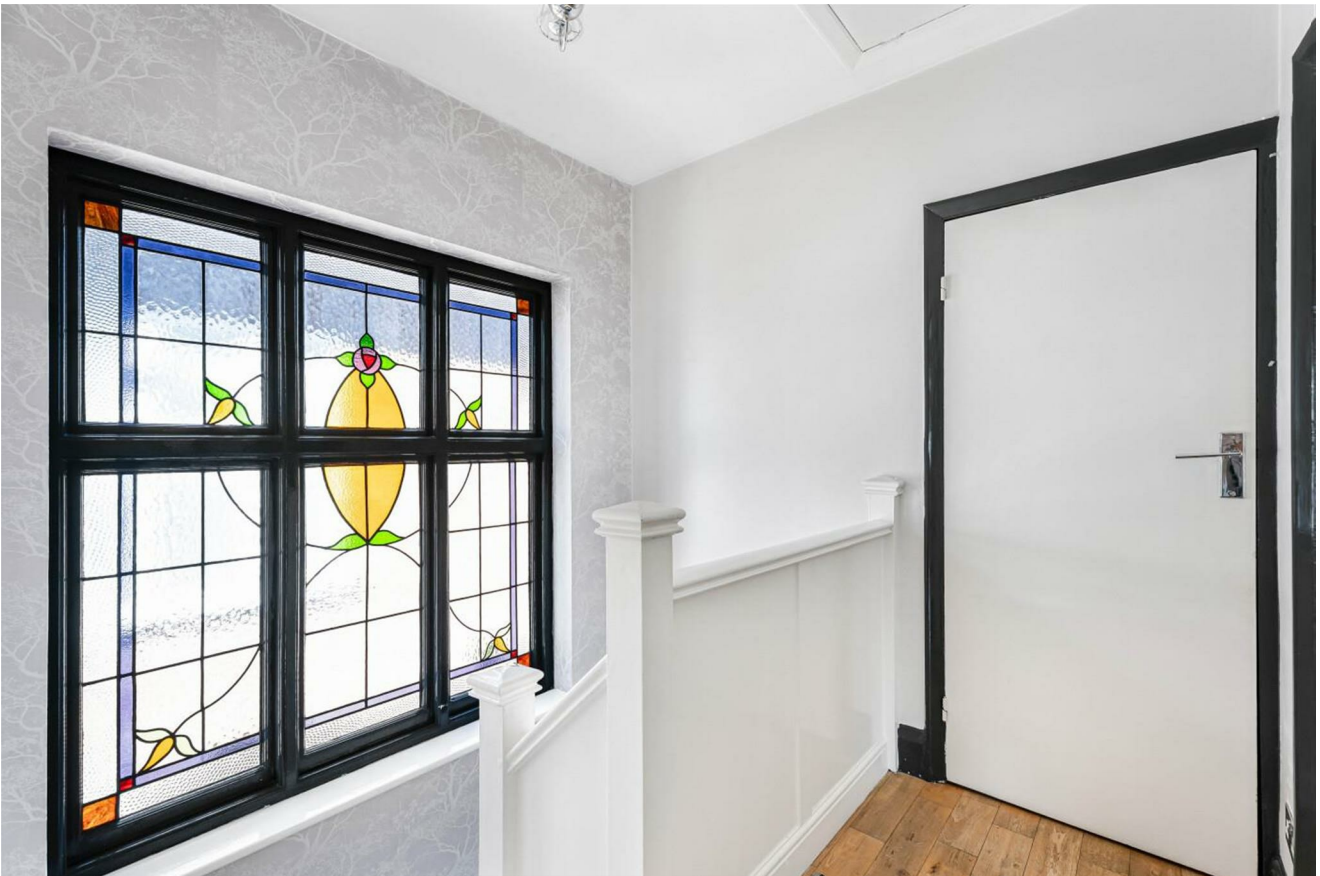
### **DOWNSTAIRS WC**

**Double-glazed window to side, fully tiles walls & floor, WC and corner mounted basin with chrome mixer tap & vanity unit beneath.**



### **FIRST FLOOR LANDING**

**Stained Glass window to side allowing natural light to flood the hall & landing, oak covered treads & risers on the stairs upto first floor, oak flooring and neutral decor.**



**BEDROOM 1 16'1 x 11'2 (into wardrobes) (4.90m x 3.40m (into wardrobes))**

**Double-glazed bay window to front with radiator beneath, fitted wardrobes to one wall with gloss cashmere doors, solid oak flooring, spotlights to ceiling & neutral decor.**



**BEDROOM 2 16'9 x 11'2 (5.11m x 3.40m)**

**Double-glazed bay window to rear with radiator beneath, fitted wardrobes, solid oak flooring, spotlights to ceiling & neutral decor.**



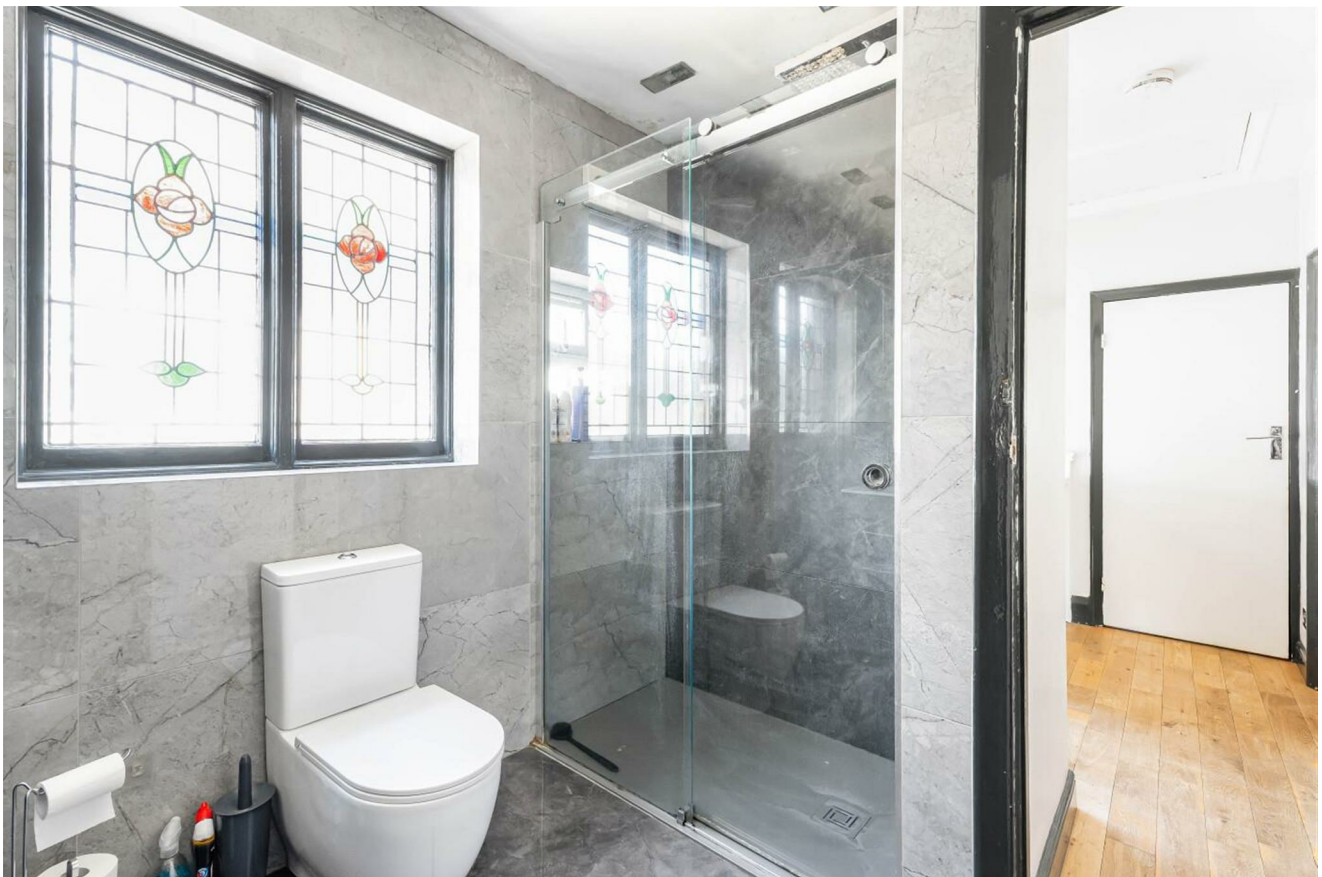
**BEDROOM 3 8'0 x 7'10 (2.44m x 2.39m)**  
**Small Double-glazed bay to front, radiator, oak flooring & neutral decor.**

**SHOWER ROOM**

**Stained glass window to side, fully tiled walls & floor, large shower cubicle with sliding door, wall-mounted double sinks with vanity unit beneath and large mirror over, WC.**



**SHOWER ROOM (pic 2)**

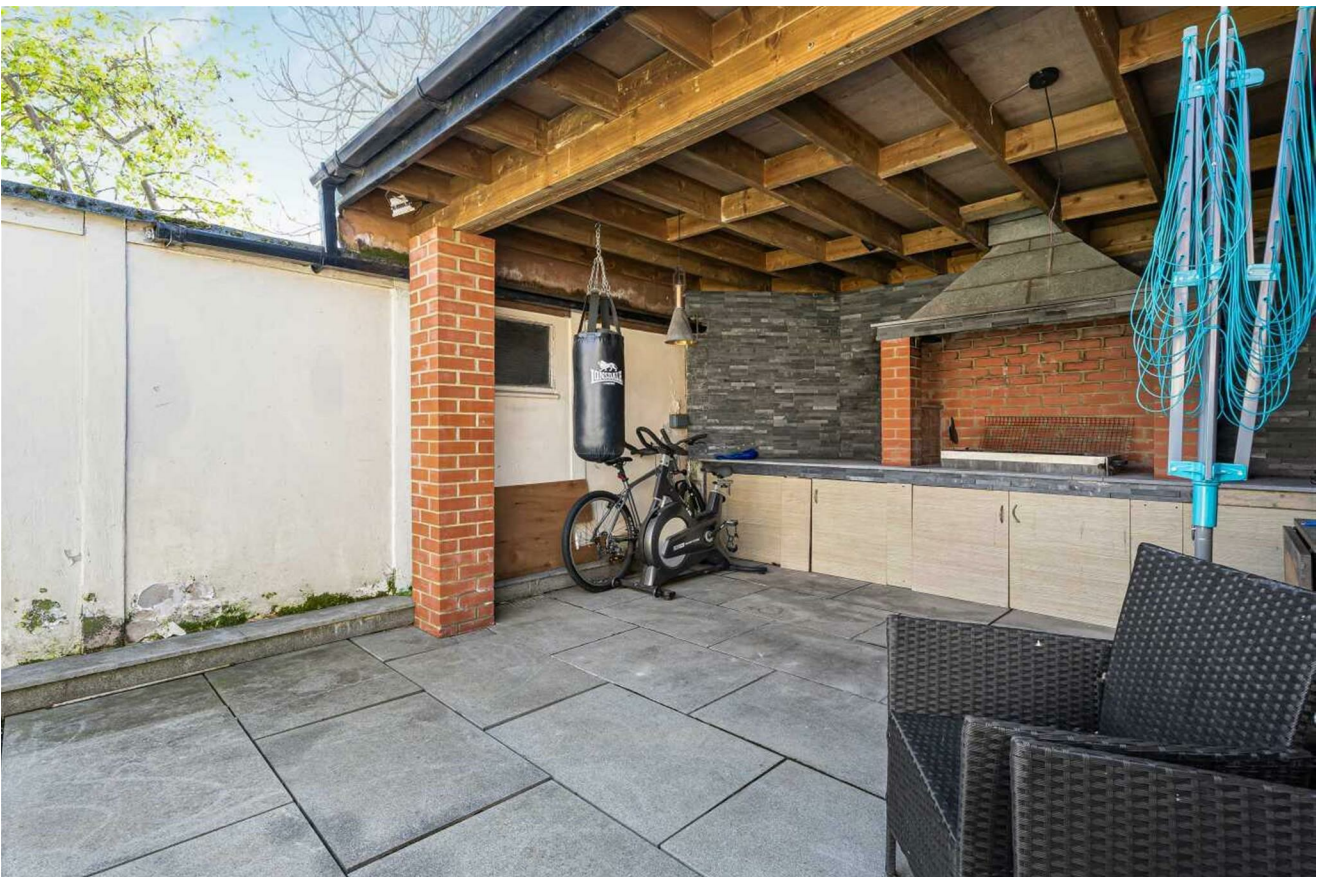


**GARDEN approx 60'0 (approx 18.29m)**

The garden is approximately 60ft long, westerly facing with private side access, a large patio outside the kitchen & lounge/dining room leading onto astroturf lawn with it paved path surrounding it and leading to the rear covered patio / bbq area and the garage.



**REAR COVERED PATIO / BBQ AREA**



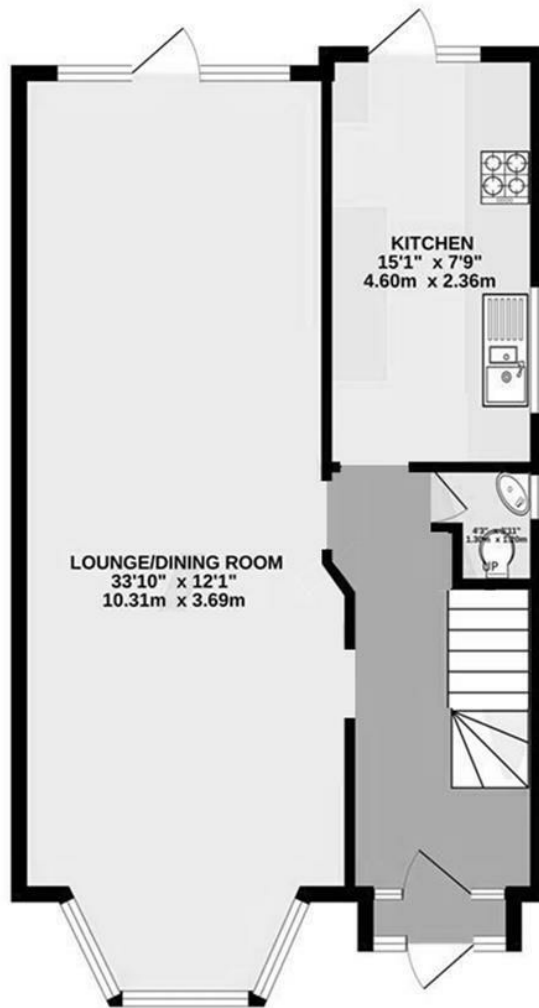
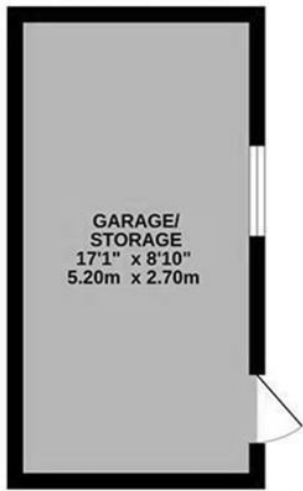
## REAR ELEVATION



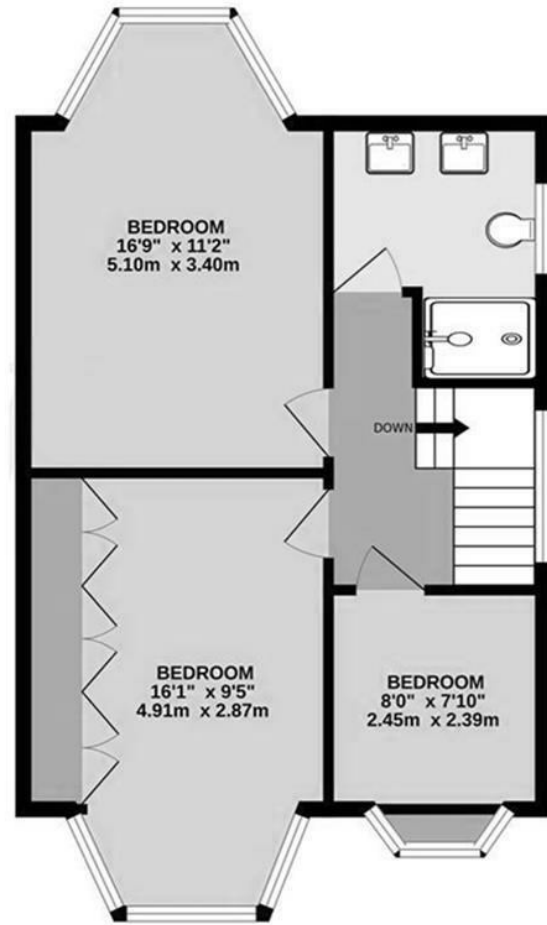
## GARAGE TO REAR

Large 17ft long garage, great for storage and accessed via the garden or rear service road.





GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



## Gloucester Gardens, Cockfosters, EN4

Approx: 1297sqft (120sqm)

All measurements are approximate and are for illustrative purposes only.

Energy Efficiency Rating	
Current	Potential
 A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	85 59
<small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
 A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
<small>Not environmentally friendly - higher CO2 emissions</small>	
<small>EU Directive 2002/91/EC</small>	



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.