



BELMONT CLOSE, COCKFOSTERS, EN4

'The Cottage' is a Fully Detached, Double Glazed & Double Fronted 3 Bedroom/2 Bathroom Property which has been considerably improved and is well presented. There is a Reception Room with Marble Fireplace leading to a Double Glazed Conservatory, Modern Fitted Kitchen, Main Bedroom - which Could be Used as a Further Reception Room with its En Suite Shower Room on the Ground Floor. On the First Floor there are a Further 2 Double Bedrooms, a Shower Room/Steam Room & Separate WC. This Unique Property is Conveniently Located and only Minutes from Cockfosters Tube Station, Buses, Shops, Restaurants, Trent Country Park, Excellent Local Schools & Other Local Amenities. Viewings are Highly Recommended.



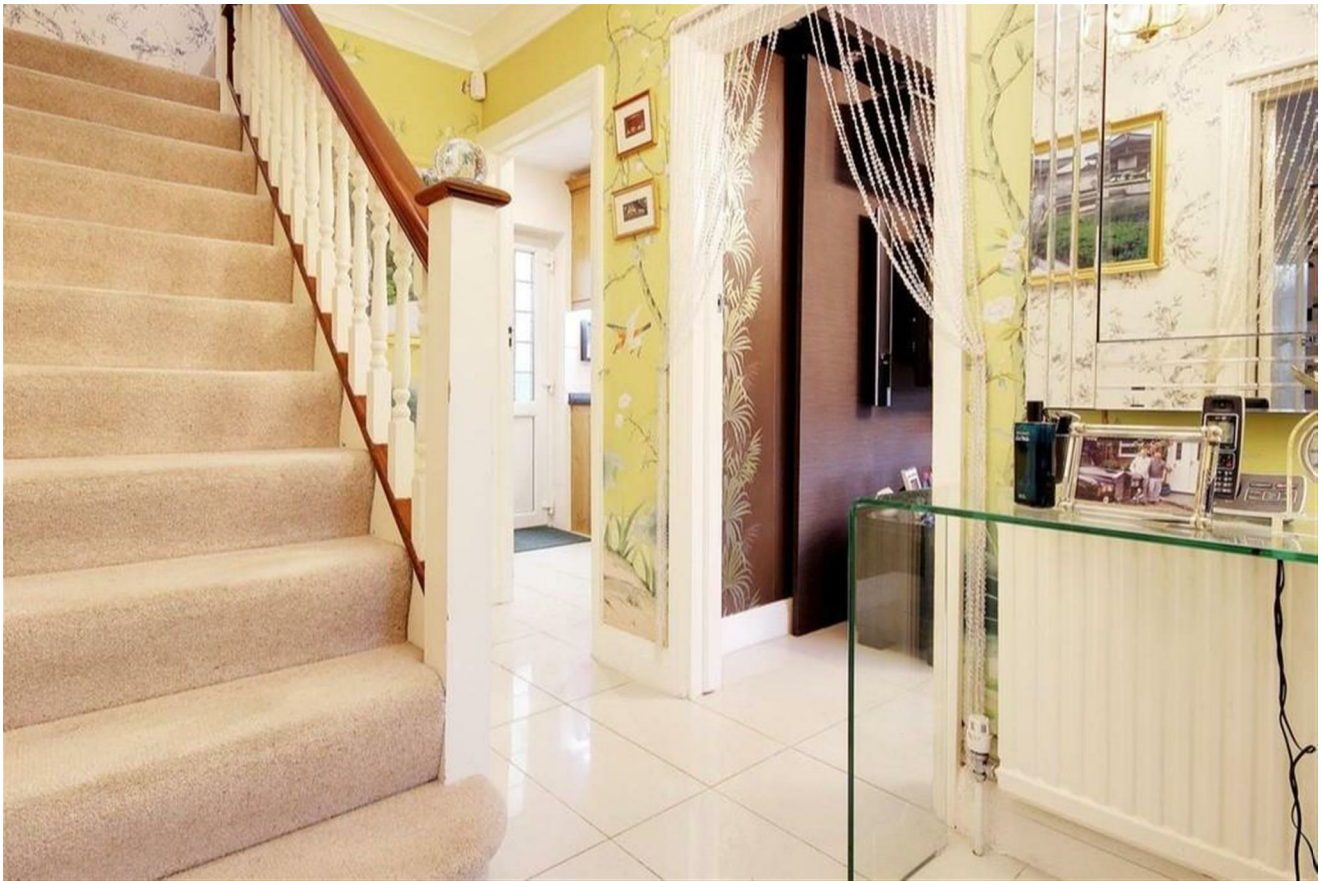
ACCOMMODATION

- * ENTRANCE HALL * RECEPTION ROOM * DOUBLE GLAZED CONSERVATORY * FITTED KITCHEN
- * BEDROOM 1/FURTHER RECEPTION ROOM * ENSUITE WETROOM * 2 ADDITIONAL BEDROOMS
- * 2ND SHOWER ROOM * ENCLOSED PATIO AREA * GARAGE EN BLOC AVAILABLE (ON A SEPARATE DEED)

PRICE: OFFERS IN EXCESS OF £800,000 FREEHOLD

ENTRANCE HALL

Double Glazed Door, Porcelain flooring, Double Radiator & Cornicing to the ceiling.



RECEPTION ROOM 14'0 x 12'0 (4.27m x 3.66m)

Double Glazed Window to Front, Cornicing, Porcelain Flooring, Double Radiator, Spotlights, Marble Fireplace.



RECEPTION ROOM (pic 2)



DOUBLE GLAZED CONSERVATORY 14'9 x 8'0 (4.50m x 2.44m)

An Attractive Feature which is Accessed Directly from the Reception Room. Double Glazed Door Leading to the Enclosed Patio Area.



FITTED KITCHEN 11'11 x 7'1 (3.63m x 2.16m)

Double Glazed Door to the Rear. Well Planned & Fitted, with Ample Floor & Wall Units, 1.5 Bowl Inset Stainless Steel Sink Unit, Gas Hob with 5 Rings, Double Oven, Recess for American Fridge/Freezer, Granite Worktops.



BEDROOM 1/RECEPTION ROOM 2 16'6 x 8'11 (5.03m x 2.72m)

Double Glazed Window to Front, with radiator beneath. Door leading to the Ensuite Wet Room.



BEDROOM 1/RECEPTION ROOM 2 (pic 2)



ENSUITE WET ROOM/WC

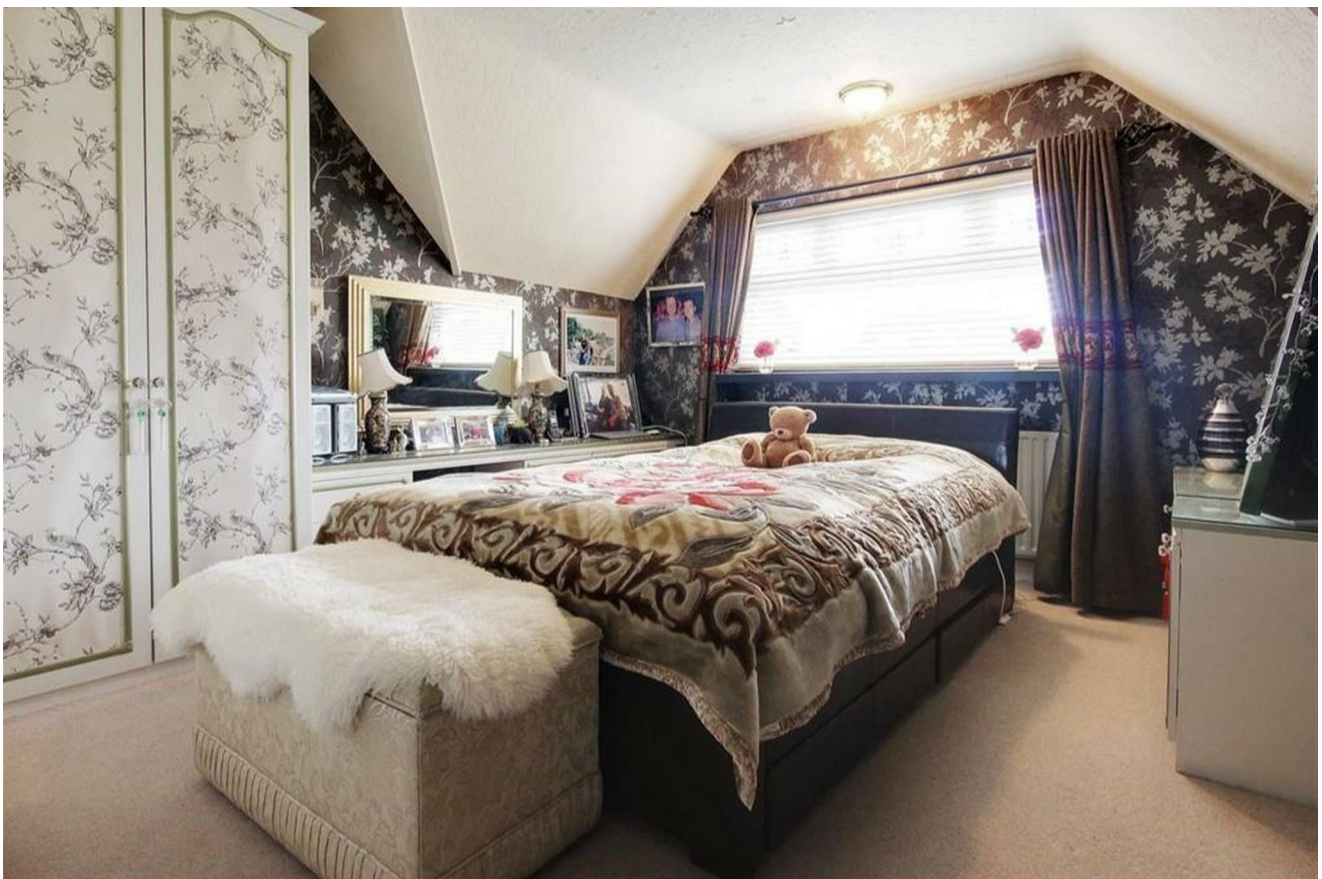
Fully Tiled Shower Area with Rain Shower, Low Flush WC., Wash Hand Basin, with Vanity Unit beneath & mirrored Cabinet Above. Chrome Heated Towel Rail.



FIRST FLOOR LANDING



BEDROOM 2 13'11 x 11'11 (4.24m x 3.63m)
Double Glazed Window to Front, with radiator beneath. Fitted Wardrobes to one wall.



BEDROOM 2 (pic 2)



BEDROOM 3 16'6 x 8'11 (5.03m x 2.72m)

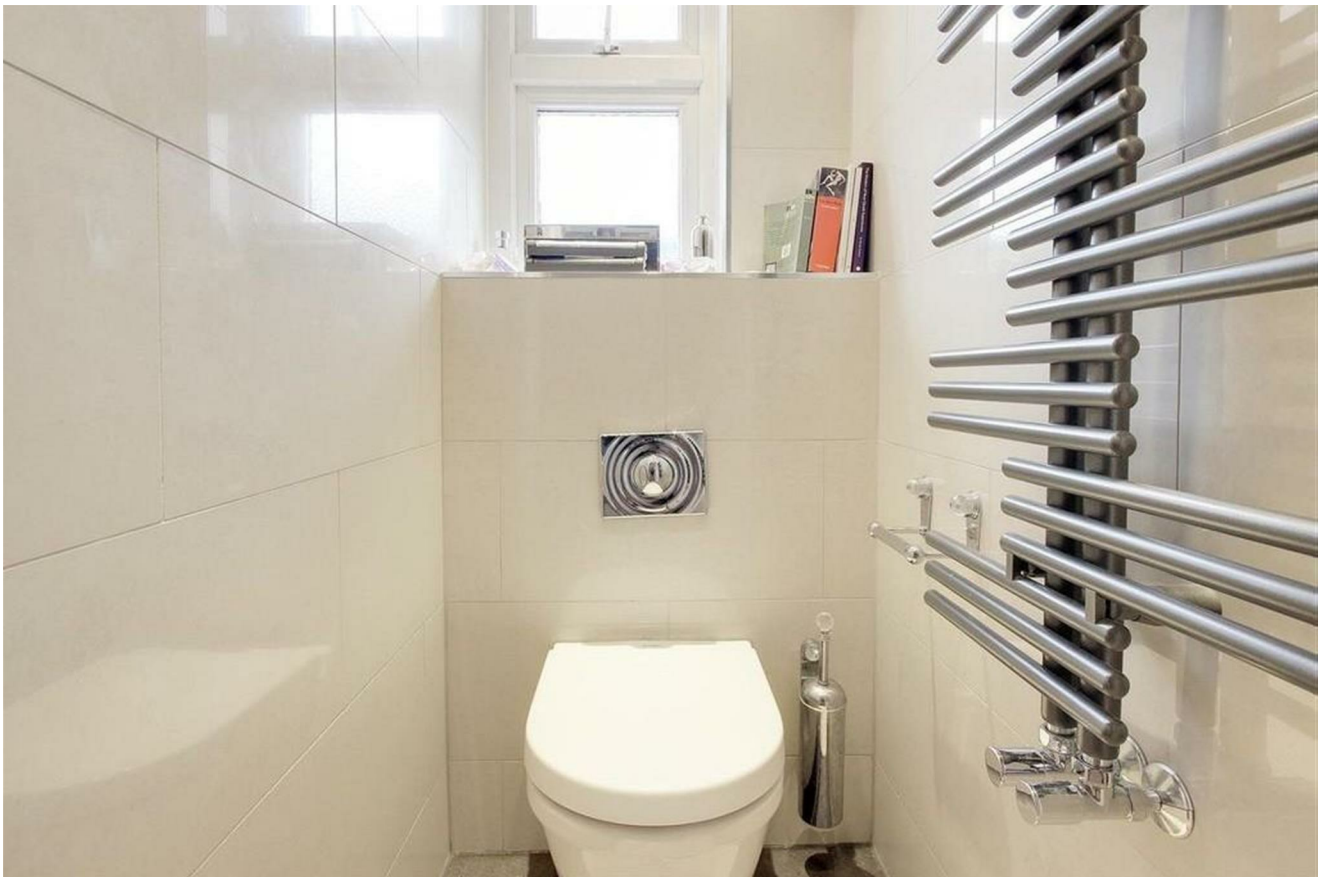
Dual aspect with Double Glazed Window to Front & another to the Side, Fitted Wardrobes, Radiator.



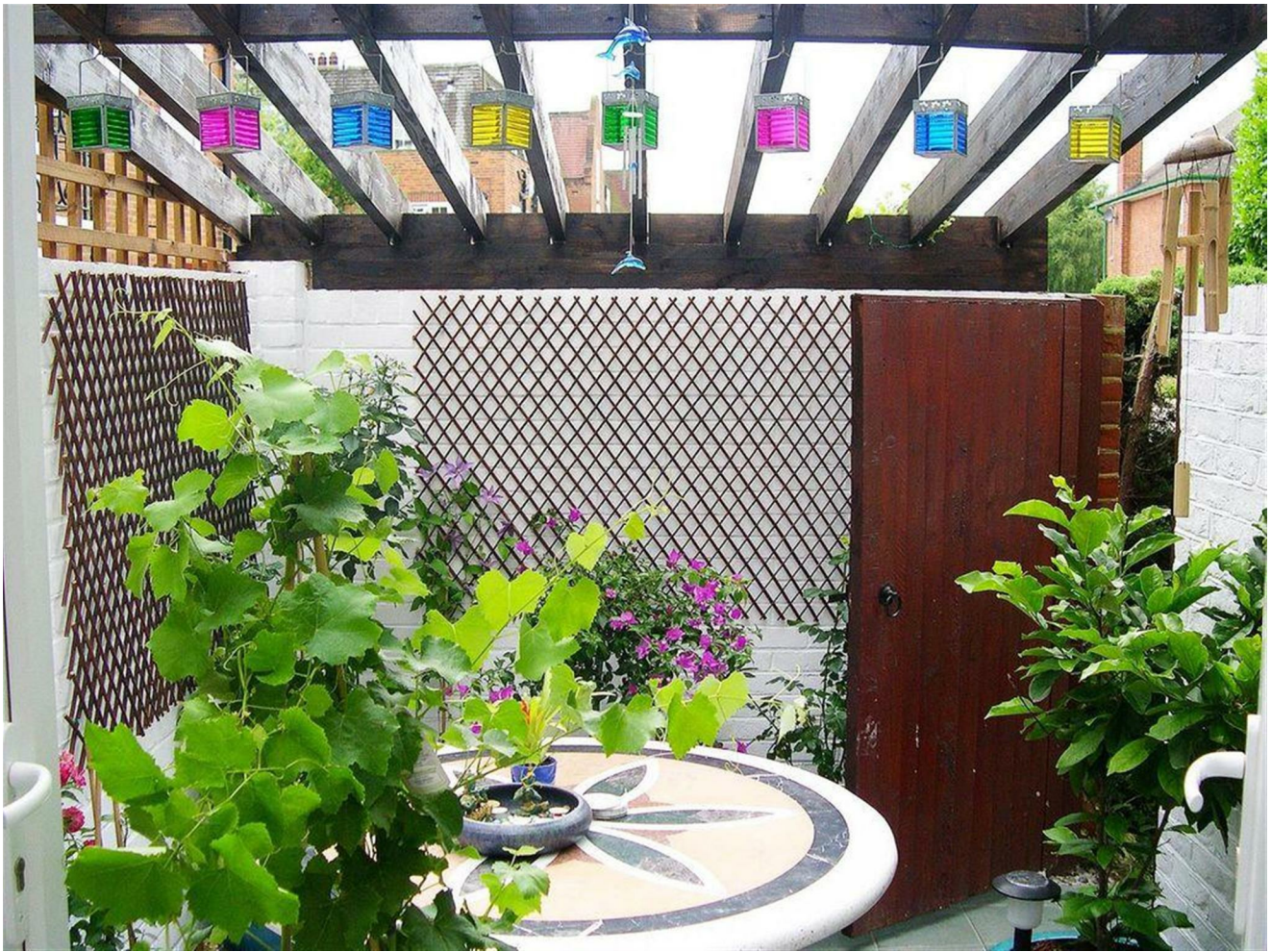
FAMILY SHOWER ROOM
Fully Tiled, Large Walk in Shower/Steam Room, Wash Hand Basin with Mixer Taps.



SEPARATE WC



ENCLOSED FRONT PATIO AREA 13'1 x 8'0 (3.99m x 2.44m)
Accessed via Double Glazed Conservatory. Gate giving access to the Front, Paved Floor & Pergola.



ENCLOSED REAR COURTYARD 41'7 x 6'10 (12.67m x 2.08m)





Ground Floor



First Floor

The Cottage

Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft

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		
	46	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.