



CHALK LANE, COCKFOSTERS, EN4

A beautifully presented and recently extended, three bedroom family home in the heart of Cockfosters, benefitting from a bright hallway, a separate lounge and a large extended Kitchen / Dining / Family room with bifolding doors to the landscaped rear garden and patio. The garage has been converted to provide a separate home office / studio and there is a guest wc.

To the first floor there are 3 bedrooms, the main having an ensuite shower room, and the smallest is currently setup as a dressing room plus there is a family bathroom. The property also benefits from two off street parking spaces on the front driveway.

The property is well located for all the local amenities Cockfosters has to offer and is within a short level walk (approx 3-4 mins) of the local station, shops, restaurants, parks and schools (including; Trent Primary, East Barnet Secondary, JCoSS and Southgate Secondary Schools.



ACCOMMODATION

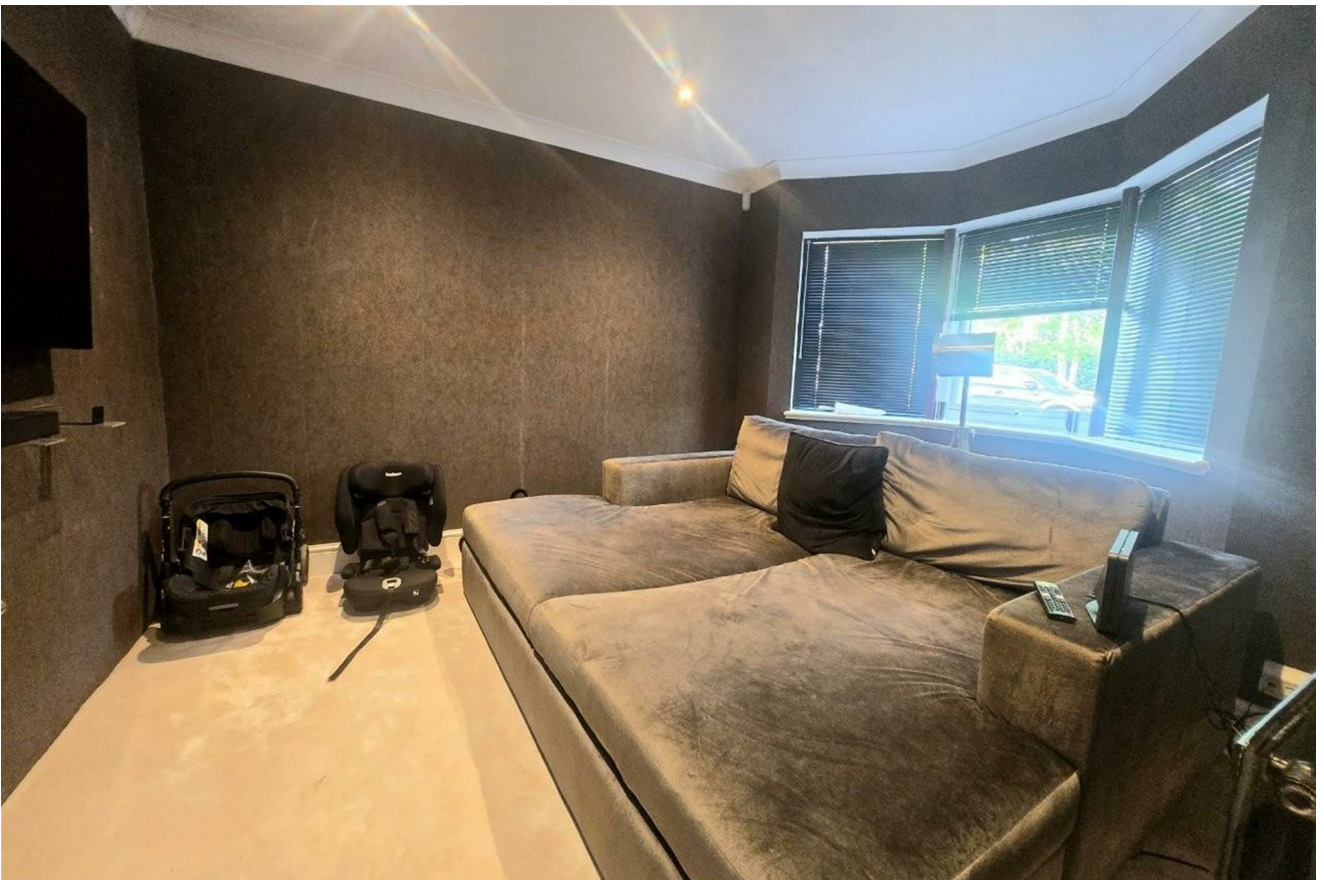
* ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * KITCHEN / DINING / FAMILY ROOM * LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES * 3 BEDROOMS (BED 3 USED AS WALK-IN WARDROBE * MAIN BEDROOM WITH ENSUITE SHOWER ROOM * FAMILY BATHROOM * OFF STREET PARKING TO FRONT FOR 2 CARS * SECLUDED REAR GARDEN *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £3,500 PER MONTH PER MONTH

ENTRANCE HALL



LOUNGE



OPEN PLAN KITCHEN / DINING / FAMILY ROOM 25'0 x 21'7 (max) narrowing to 15'3 (7.62m x 6.58m (max) narrowing to 4.65m)



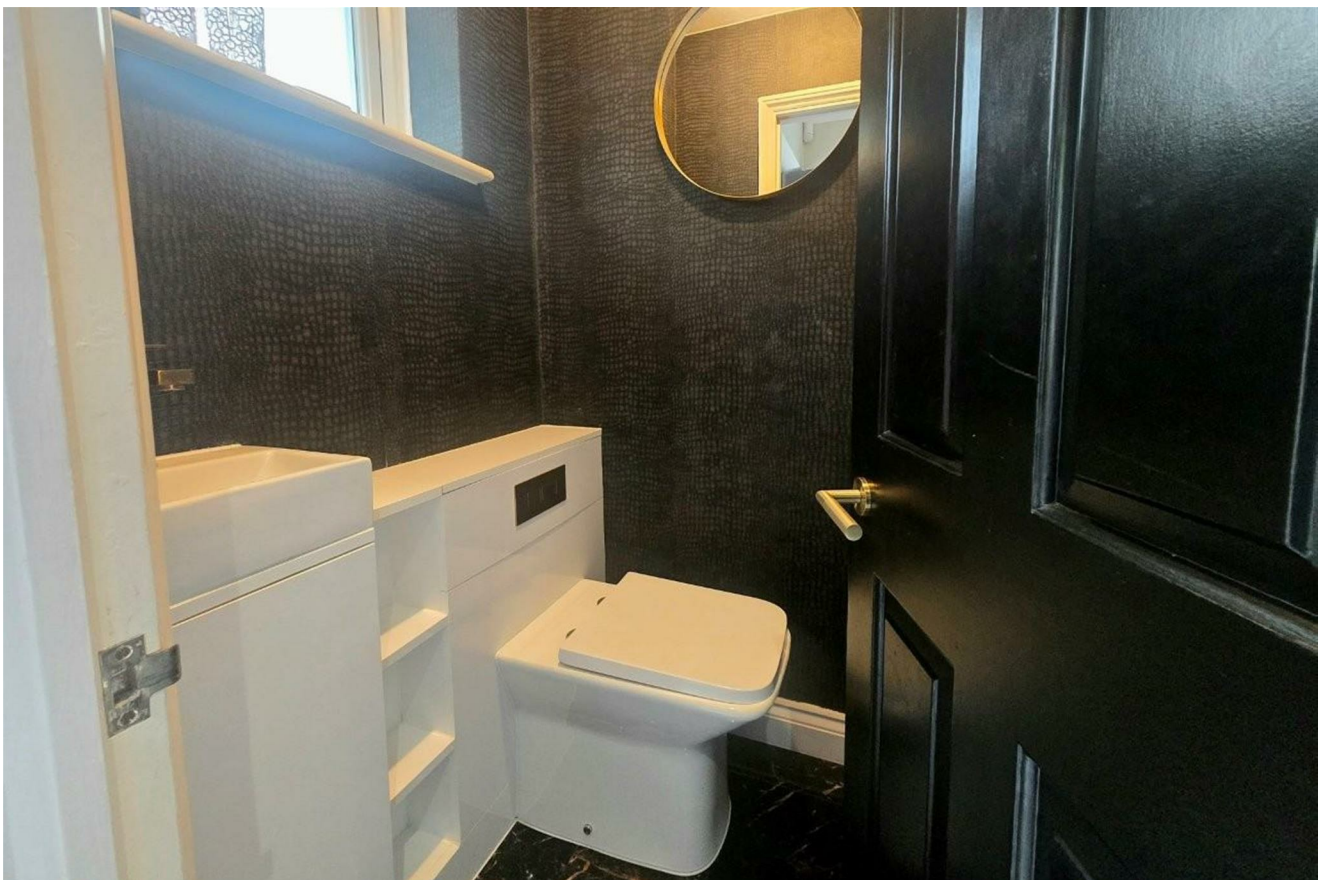
OPEN-PLAN KITCHEN / DINING / FAMILY ROOM (pic 2)



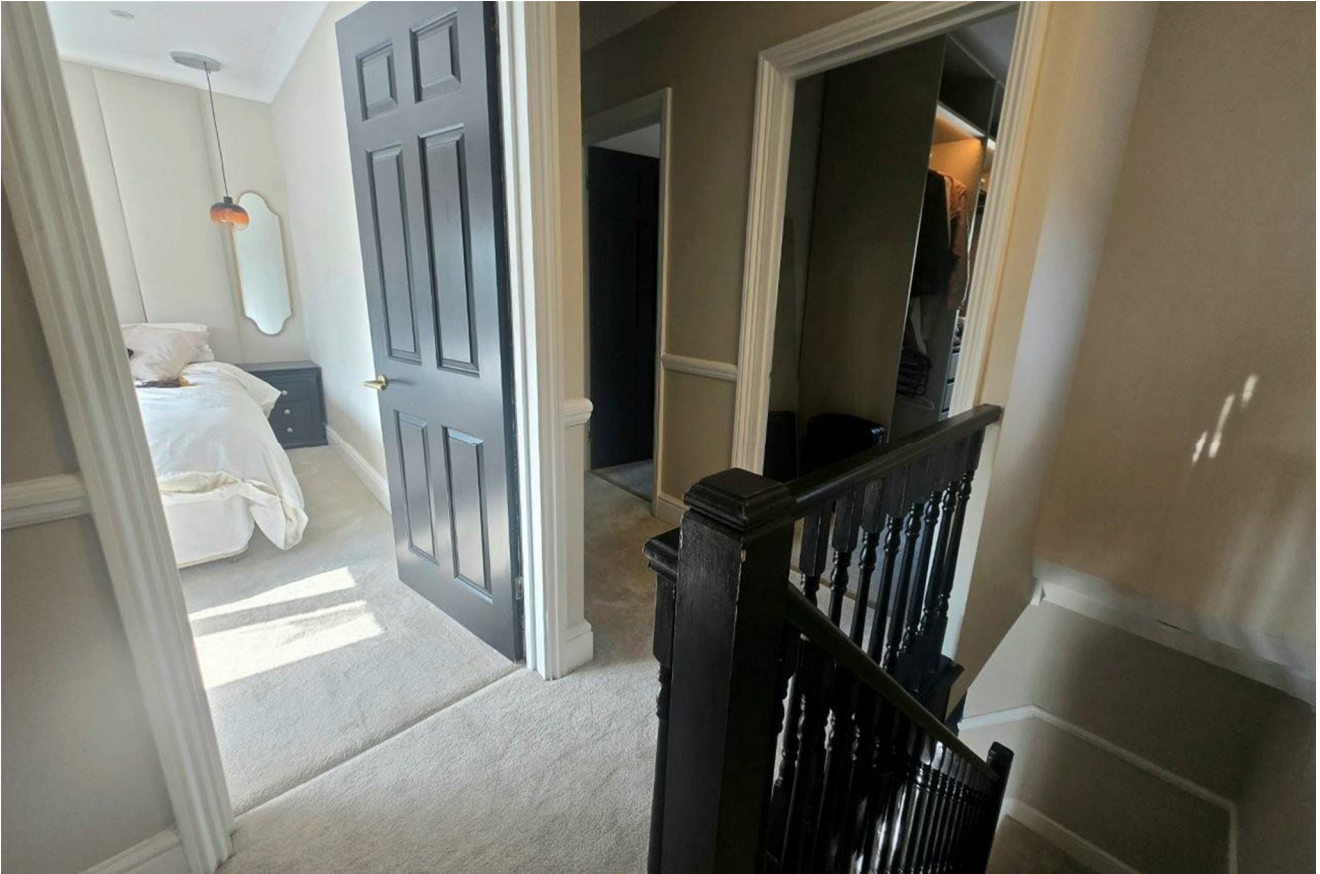
HOME OFFICE / STUDY 15'1 x 7'6 (4.60m x 2.29m)



DOWNSTAIRS WC



FIRST FLOOR LANDING



BEDROOM 1 20'5 x 8'7 (6.22m x 2.62m)



ENSUITE SHOWER ROOM



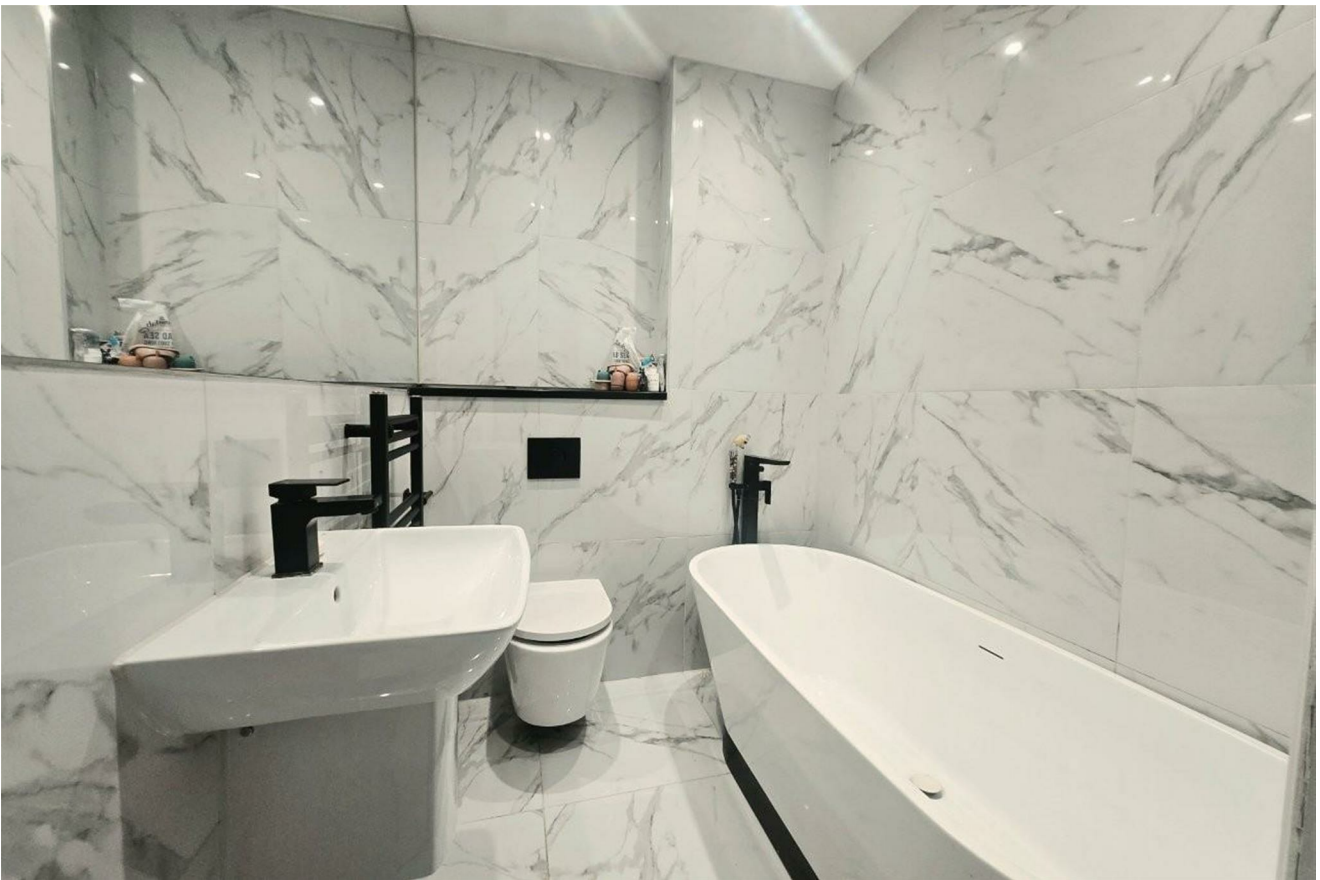
BEDROOM 2 10'0 x 9'8 (3.05m x 2.95m)



BEDROOM 3 / DRESSING ROOM 10'3 x 7'4 (3.12m x 2.24m)



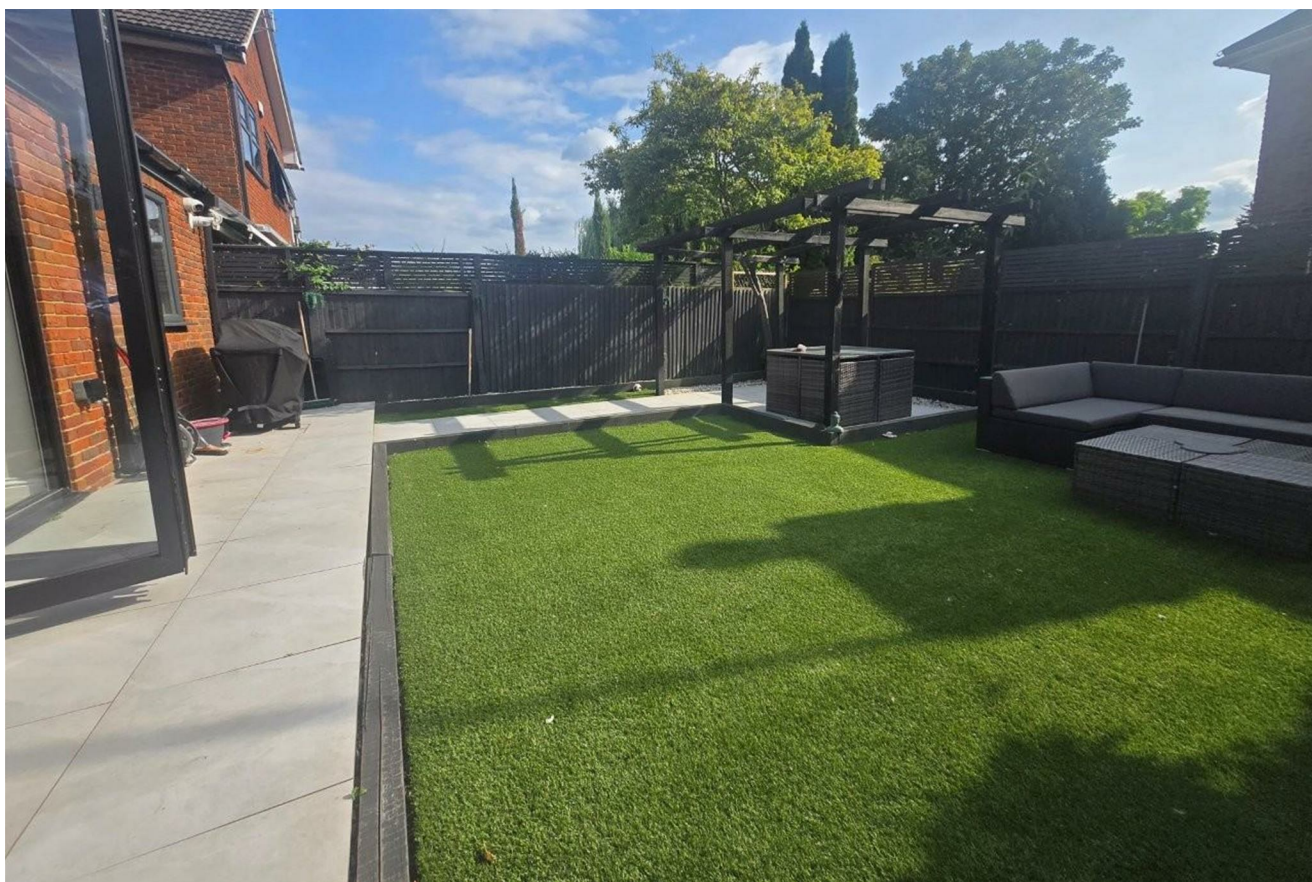
BATHROOM



REAR GARDEN 28'0 x 26'0 (8.53m x 7.92m)



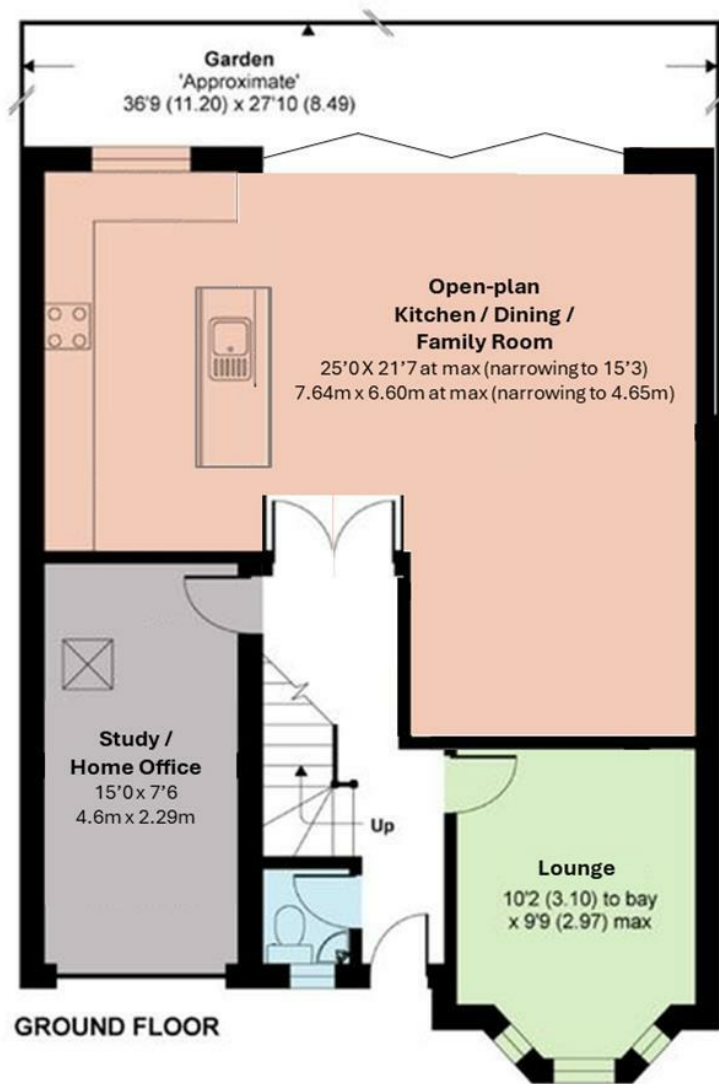
REAR GARDEN (pic 2)



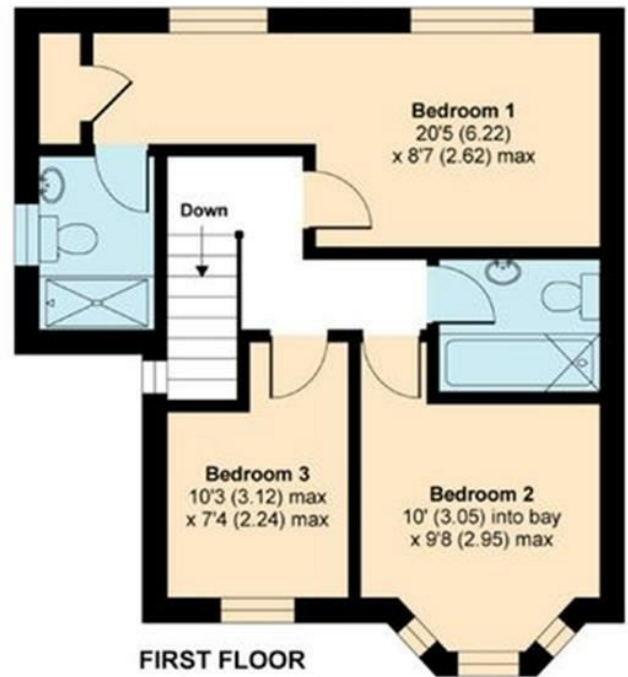
REAR ELEVATION



Chalk Lane, Cockfosters, EN4



Michael
Wright
Estate
Agents



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given 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		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Call. 020 8449 2255

sales@michaelwright.co.uk