



## LICHFIELD CLOSE, COCKFOSTERS, EN4

Set in a quiet cul-de-sac just off Chalk Lane in Cockfosters, is this attractive 3/4 bedroom and 2 bathroom Charles Church built town house, set across three floors offering versatile accommodation.

The property comprises of 3 bedrooms and 2 bathrooms on the top floor, a 17ft lounge & separate kitchen/dining room on the first floor, well fitted with stone worktops and integrated appliances. On the ground floor there is an additional bedroom/study, a utility room & guest WC, as well as an integral garage (potential to convert subject to usual consents), off-street parking to the front and a 40 foot rear garden, mainly laid to lawn with two patio areas.

Built approximately 20 years ago by Charles Church in a sought after development in Cockfosters, within easy level walking distance of the local high street, Cockfosters Tube Station (Piccadilly Line), Restaurants, Trent Park and excellent local Schools. Viewings highly recommended.



### ACCOMMODATION

\* BRIGHT ENTRANCE HALL \* 17FT LIVING ROOM \* WELL-FITTED KITCHEN / DINER WITH INTEGRATED APPLIANCES \* 4 BEDROOMS, 1 WITH ENSUITE \* FAMILY SHOWER ROOM \* ADDITIONAL DOWNSTAIRS CLOAKROOM \* INTEGRAL GARAGE & OFF-STREET PARKING FOR 1 CAR \* 40FT REAR GARDEN \*

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

**PRICE: £800,000 FREEHOLD**

### ENTRANCE HALL

Enter through the partially glazed door into this spacious entrance hall. Tiled, with pendant lighting to ceiling.



### BEDROOM 4 / STUDY 9'3" x 8'7" (2.82m x 2.62m)

Double glazed double doors to the rear. Hardwood flooring & pendant lighting to the ceiling.



**UTILITY ROOM 7'2" x 7'1" (2.19 x 2.16)**

**Partially glazed door and double glazed window to the rear. Tiled floor, plumbed for washing machine. Stainless steel sink**



**GUEST WC**

**Double glazed window to the front, pedestal wash hand basin with tiles above. Radiator.**



**STAIRS LEADING TO 1ST FLOOR**  
Carpeted, leading to the living room & kitchen.



**LIVING ROOM 16'9" x 11'10" (5.11m x 3.61m)**  
Three double glazed windows to front letting in lots of natural light with radiator beneath. Hard wood flooring, pendant light to the ceiling.



## LIVING ROOM (PIC 2)



## KITCHEN / DINER 16'9" x 8'7" (5.11 x 2.62)

Two double glazed windows to the rear with radiator beneath one. High gloss, white modern fitted kitchen with tiled floor, stone worktops, splashbacks & windowsill. Undermount sink with mixer tap, gas hob with chimney hood above, undermount oven, Integrated fridge / freezer, Integrated dishwasher, Integrated Wine cooler/drinks fridge. Additional bank of wall and base units in the dining area.



**DINING AREA**  
A different aspect showing the dining area.



**2ND FLOOR LANDING**  
Stairs from the first floor up to the central second floor landing with access beds 1, 2 & 3 & the family shower room, carpeted floor and neutrally decorated.



**BEDROOM 1 13'5" x 11'11" (4.09m x 3.63m)**

**Double glazed windows to the front. Hardwood floor, neutrally decorated, with built-in wardrobes. Access to the ensuite shower room.**



**ENSUITE SHOWER ROOM**

**Fully tiled, with walk in shower, wash hand basin with vanity unit beneath, chrome heated towel rail & low flush WC.**



**BEDROOM 2 9'0" x 8'7" (2.75 x 2.62)**

**Double glazed window to the rear with radiator beneath, hard wood flooring & neutrally decorated.**



**BEDROOM 3 8'7" x 7'5" (2.62 x 2.27)**

**Double glazed window to rear with radiator beneath, neutrally decorated.**



### **FAMILY SHOWER ROOM**

**Tiled flooring and walls. White bathroom suite with walk in shower, mixer tap & shower attachment, glass shower screen, wall hung wash hand basin with mirror above and low flush WC.**



### **GARDEN**

**Approximately 40ft long, with patio area leading onto lawn with a second patio at the end of the garden.**



**GARDEN (PIC 2)**  
**Second patio area at the end of the garden.**



**REAR ELEVATION**



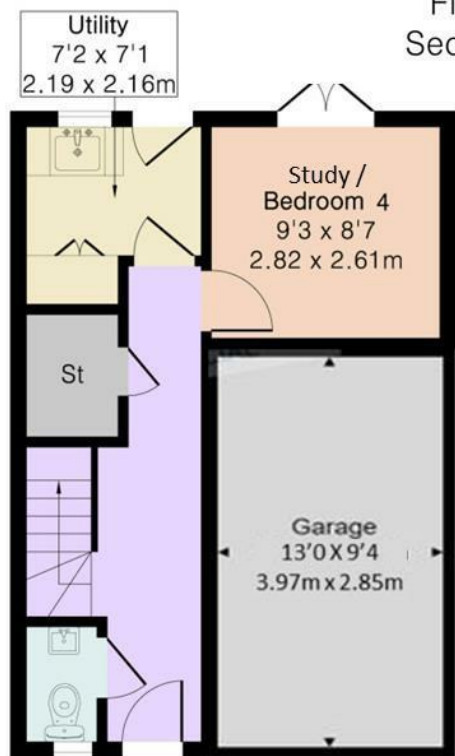
# Lichfield Close, Cockfosters, EN4

Approximate Gross Internal Area 1174 sq ft - 108 sq m

Ground Floor Area 260 sq ft – 24 sq m

First Floor Area 457 sq ft – 42 sq m

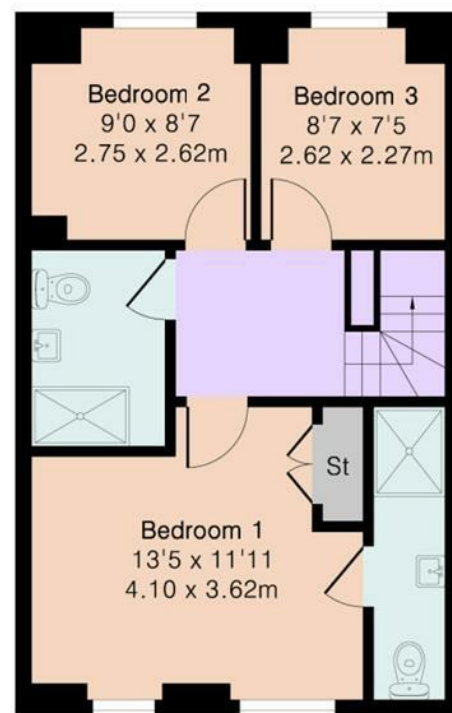
Second Floor Area 457 sq ft – 42 sq m



Ground Floor



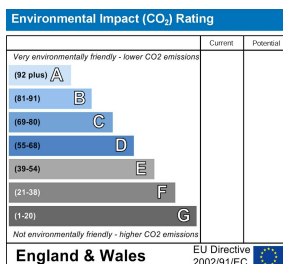
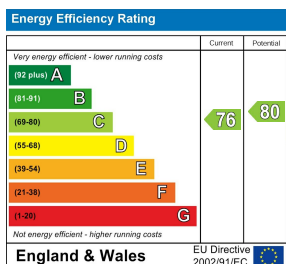
First Floor



Second Floor



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.



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.