



HAMILTON ROAD, COCKFOSTERS, EN4

WE ARE PLEASED TO OFFER FOR SALE THIS WELL-PRESENTED SEMI-DETACHED BUNGALOW WITH A CARPORT TO THE SIDE, OWN DRIVE & PLEASANT 52FT REAR GARDEN. IT HAS BEEN EXTENDED TO THE REAR TO PROVIDE SPACIOUS LIVING ACCOMMODATION BOASTING 2 RECEPTION ROOMS (LIVING ROOM AND DINING ROOM) AND AN EXTENDED FITTED KITCHEN, PLUS 2 BEDROOMS AND FITTED BATHROOM.

This Property Offers Potential to Extend further to the side and in to the loft - Subject to Usual Consents. Within Walking Distance of Cockfosters and the Amenities of the local parade, Including Tube Station (Picc. Line), Buses, Shops, Restaurants, Trent Park, Schools etc.



ACCOMMODATION

- * ENTRANCE HALL * SEPARATE 17FT LIVING ROOM * DINING ROOM * 17FT L-SHAPED KITCHEN ***
- 2 BEDROOMS * FITTED BATHROOM * SECLUDED REAR GARDEN * CARPORT WITH OWN DRIVE**
- * PAVED FRONT GARDEN * SCOPE TO EXTEND & LOFT CONVERT - STPP ***
- * SERVICES: CAVITY WALL INSULATED * GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING ***

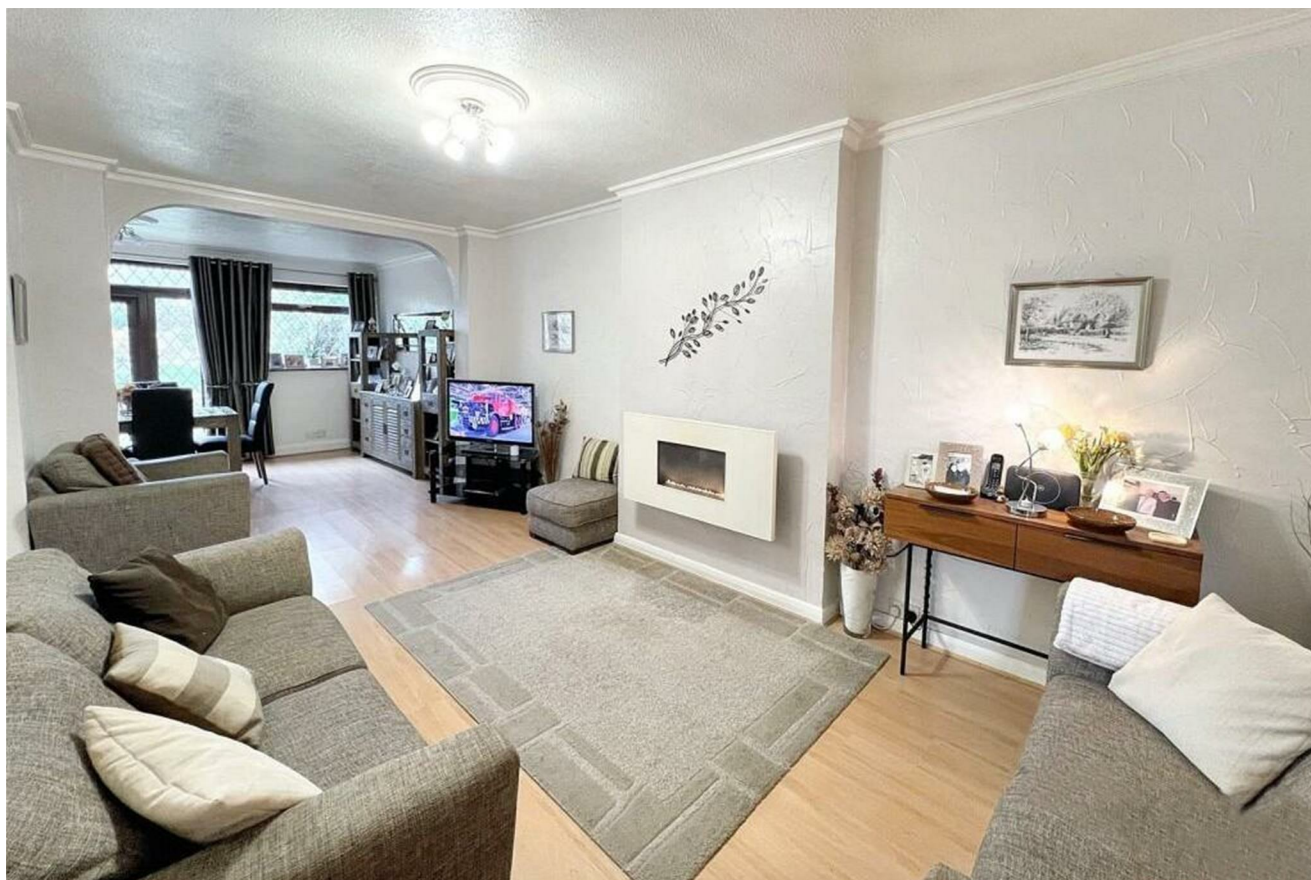
PRICE: £650,000 FREEHOLD

ENTRANCE HALL

Enter via the double-glazed composite door into the entrance hall, with doors leading to the two bedrooms, the bathroom and into the living room.

LIVING ROOM 17'9 x 10'6 (5.41m x 3.20m)

Accessed via the entrance hall and leading to the dining area and kitchen. Laminate flooring, radiator and Dancing flame gas fire.



LIVING ROOM (pic 2)



DINING ROOM 15'9 x 8'6 (4.80m x 2.59m)

Through the archway from the living room with double-glazed windows and french doors out to the rear garden, laminate flooring, radiator.



EXTENDED KITCHEN 17'6 x 11'3 (at max) (5.33m x 3.43m (at max))

The kitchen has been extended out to the side and also to the rear (in-line with the dining room). Double glazed window to the front and double glazed door out to the rear garden. Tiled Flooring
Fitted with oak effect wall & base units and laminate worktops with tiled splashbacks. There are integrated appliances including; Bosch Gas Hob, Bosch Double Oven, integrated fridge freezer.



EXTENDED KITCHEN (pic 2)



BEDROOM 1 13'1 x 9'5 (3.99m x 2.87m)

Double Glazed window to front, laminate flooring, radiator, with built in wardrobes to one wall plus matching dressing table, bedside units and headboard.



BEDROOM 2 10'6 x 6'1 (3.20m x 1.85m)

Double Glazed window to front, laminate flooring, radiator, with built in sliding door wardrobes to one wall.



BATHROOM

Double glazed window to the side, fully tiled walls & floor, chrome heated towel radiator and fitted with a white suite including a full sized bath with mixer tap and overhead thermostatic shower, pedestal handwash basin and WC.



REAR GARDEN approx 52'6 x 24'6 (approx 16.00m x 7.47m)

Reaching approx 52ft long, this lovely garden can be accessed via the side entrance and the from the dining room, boasting a spacious patio area, Astro-turf lawn with a rockery centre-piece and path around with mature planted borders.



REAR GARDEN (pic 2)



REAR ELEVATION

Following the neighbours examples, there is plenty of potential to extend this property further.



CARPORT & DRIVEWAY

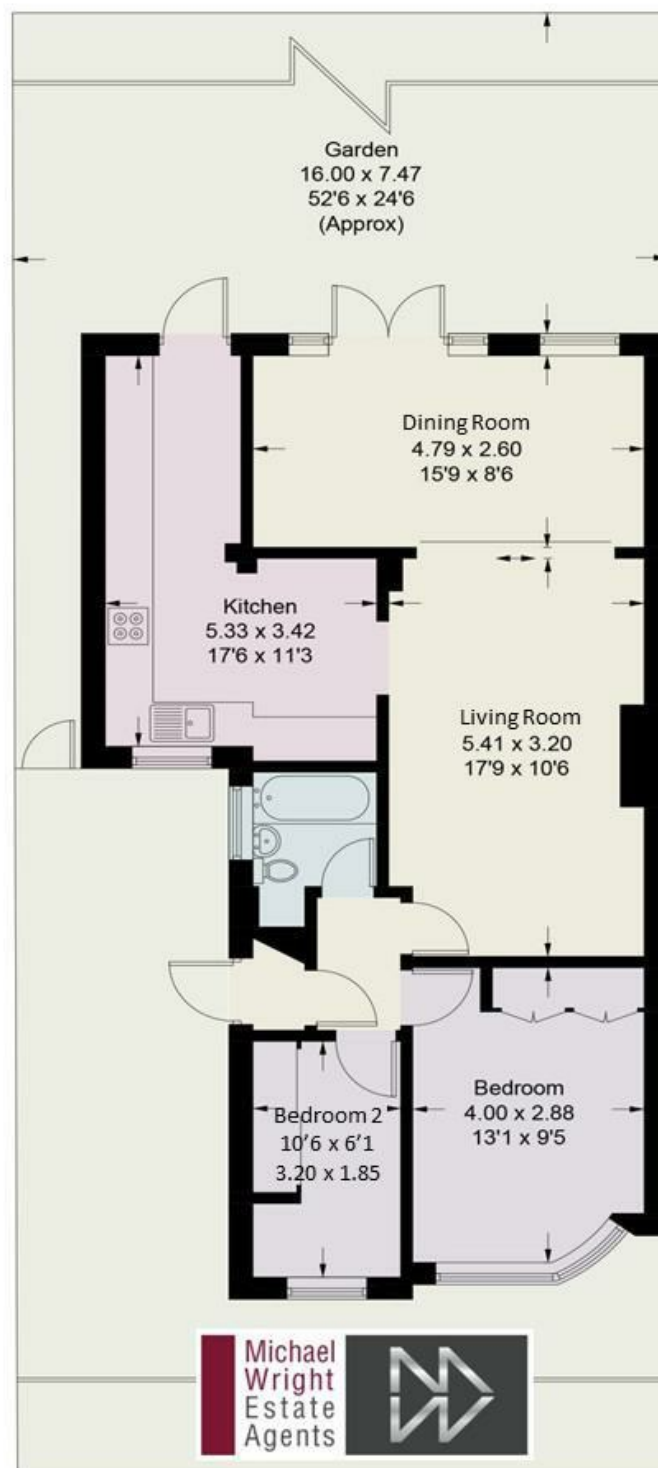
The front-garden is easy to maintain and has a few shallow steps up to the front door and driveway alongside up to the covered carport area. Plenty of parking for 2-3 cars.



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Approximate internal area: 758sqft (70sqm)

All measurements are approximate and are for illustrative purposes only



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		
	68	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.