Michael Wright Estate Agents

Tel. 020 8449 2255
Email. sales@michaelwright.co.uk
Web. www.michaelwright.co.uk
125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

ASHURST ROAD, COCKFOSTERS, EN4

AVAILABLE CHAIN FREE - Michael Wright are pleased to offer for sale, this beautifully presented and thoughtfully extended, double-fronted detached house in one of Cockfosters' more popular roads, well-located within a short walk (less than 10 minutes) to Cockfosters parade and it's local amenities, including the Underground Station, local shops, restaurants, schools & parks.

The property has a fantastic flow with it's inter-connected living spaces, making it a great space for family entertainment, that can easily be closed to allow for individual private spaces too. Boasting 2 large receptions & a stunning 20ft kitchen/diner to the ground floor as well as a welcoming entrance hall, whilst upstairs there are 4 bedrooms and 2 bathrooms to the first floor and a master suite with walk-in dressing room and ensuite shower room, plus plenty of eaves storage in the loft.

At the rear there is a beautifully landscaped South-Easterly facing garden with large patio area and to the front you have a block-paved driveway for 3 cars.

ACCOMMODATION

* STUNNNING & BEAUTIFULLY PRESENTED * EXTENDED & LOFT-CONVERTED DOUBLE-FRONTED DETACHED FAMILY HOME * 5 BEDROOMS & 3 BATHROOMS * 2 LARGE RECEPTION ROOMS * 20FT MODERN KITCHEN / DINER * UTILITY ROOM & PANTRY * GUEST WC * BEAUTIFULLY KEPT SOUTH-EAST FACING GARDEN WITH SIDE ACCESS * OFF STREET PARKING FOR 2-3 CARS * WIDER THAN AVERAGE PLOT * AVAILABLE CHAIN FREE *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £1,375,000 FREEHOLD

ENTRANCE HALL 12'8 x 12'5 (3.86m x 3.78m)
Welcoming entrance hall with dark oak engineered wood flooring and neutral decor, downstairs wc and archway leading through to the spacious inner hallway with stair to the first floor and access to the front and rear reception rooms.

FRONT RECEPTION / DINING ROOM 15'2 x 12'11 (4.62m x 3.94m)
This bright front reception room is currently being used as a dining room, with large double-glazed bay to front, dark-oak engineerd flooring flowing in from inner entrance hall, neutral decor with coving to ceililng and spotlights. large doorway to the kitchen/diner.

FRONT RECEPTION / DINING ROOM (pic 2)

REAR RECEPTION / LOUNGE 23'4 x 12'9 (7.11m x 3.89m)
Accessed from the inner hallway too, this 23ft Lounge has aluminium bi-folding doors out to the garden, dark-oak engineered wood flooring, coving to the ceiling with spotlights and a central light fitting. Doorway into Kitchen/Diner.

REAR RECEPTION / LOUNGE (pic 2)

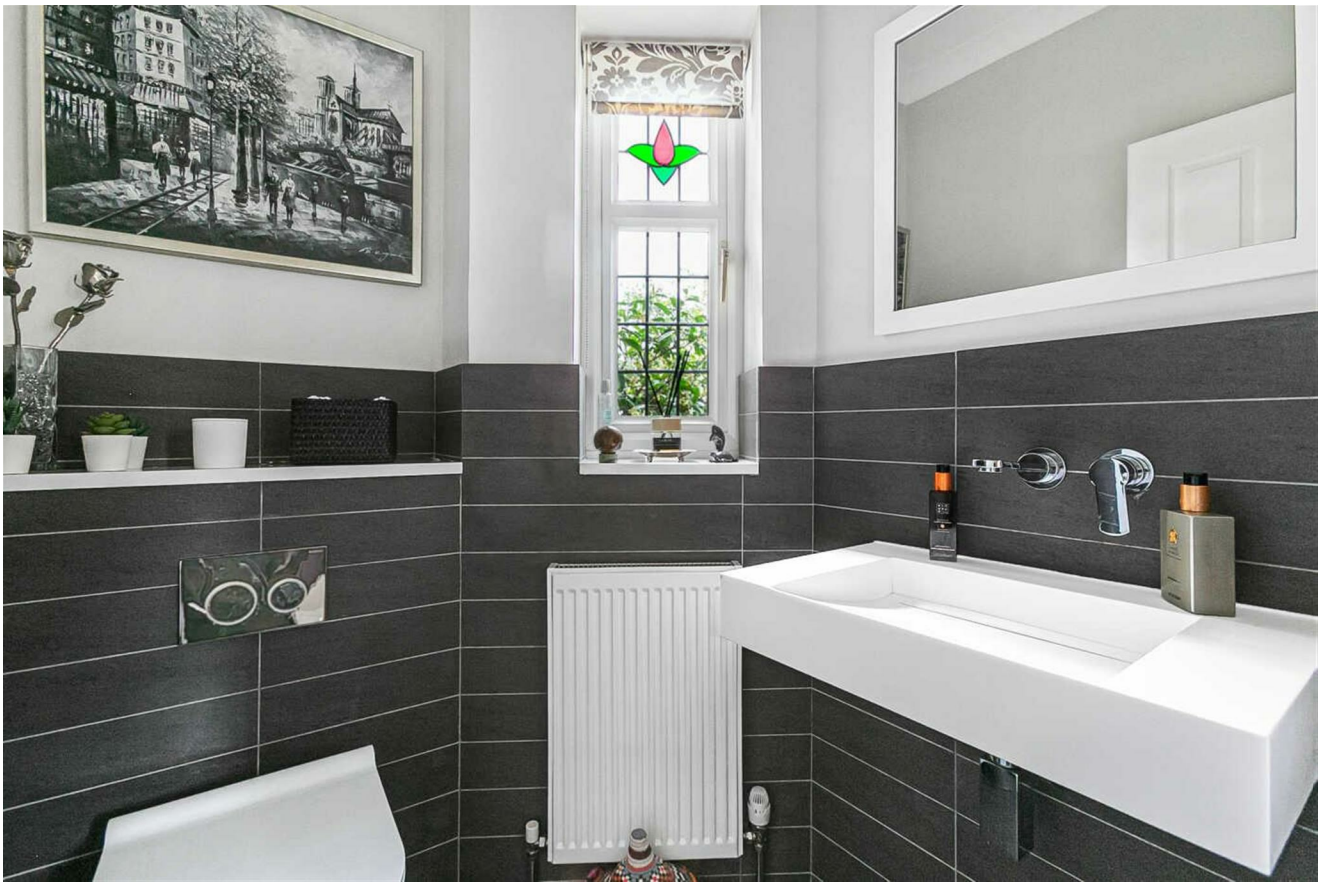
KITCHEN / DINER 20'5 x 12'6 (6.22m x 3.81m)
Approx 5 metre width of aluminium double-glazed bi-folding doors out to the garden and onto the level decked patio.
Fitted with contrasting handleless wall & base units, white silestone worktops and glass splashbacks and integrated Neff & Siemens appliances. The large 2-tier central island with downlighters above, providing ample space to entertain & socialise. Tiled flooring with underfloor heating and spotlights.

KITCHEN / DINER (pic 2)

UTILITY ROOM 8'8 x 4'6 (2.64m x 1.37m)

PANTRY 8'8 x 5'3 (2.64m x 1.60m)

DOWNSTAIRS WC
Double glazed window to side, half tiled walls & tiled flooring, with white concealed cistern wc, wall-mounted basin.



MASTER BEDROOM - Loft 17'5 x 16'3 (5.31m x 4.95m)
A large bright room at the top of the house in the loft, with double-glazed windows to the rear with radiator beneath, spotlights to the ceiling and central ceiling fan, carpeted floors, door to the ensuite and walkway through to the fully-fitted dressing area.

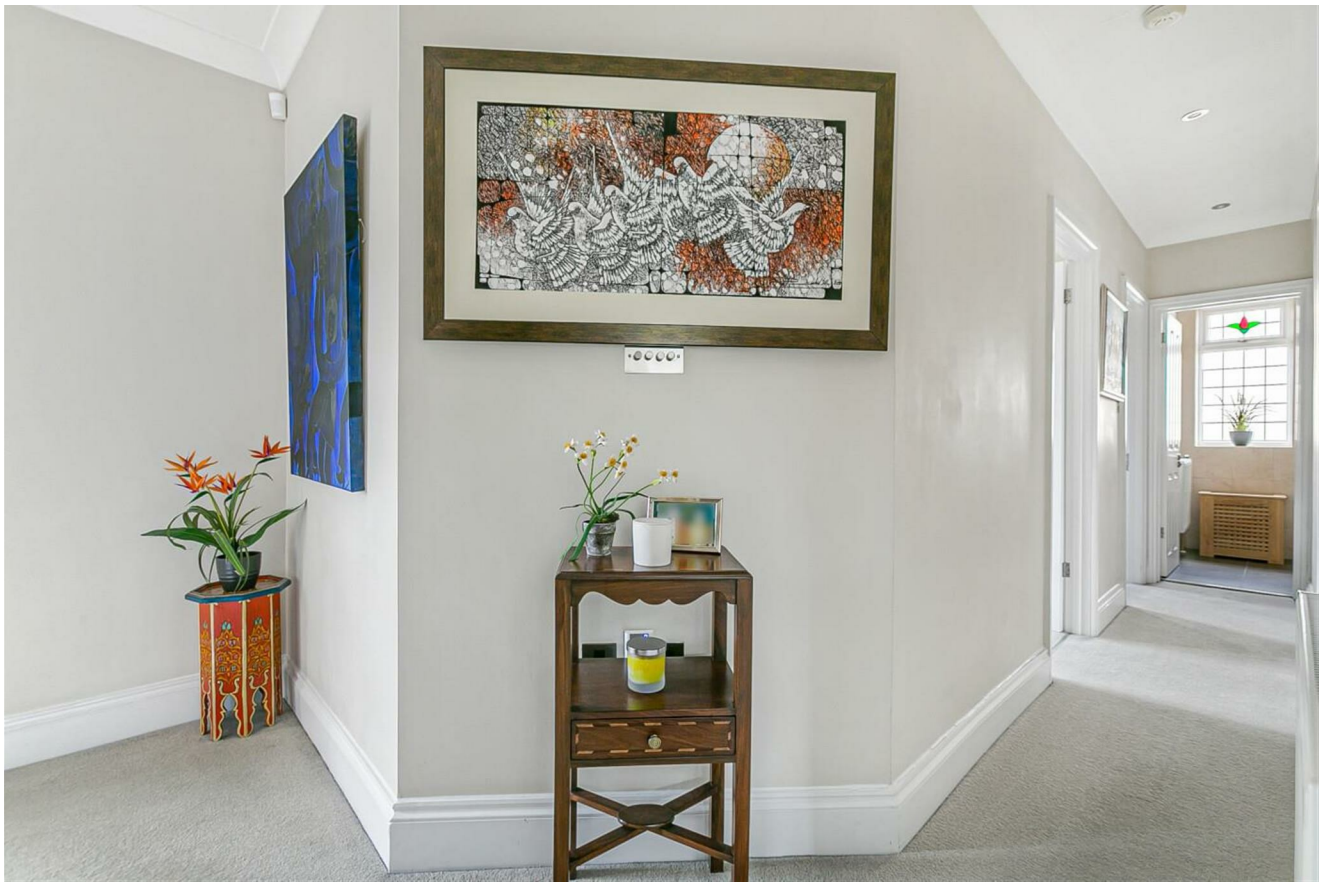
MASTER BEDROOM - Loft (pic 2)

ENSUITE SHOWER ROOM 7'1 x 5'11 (2.16m x 1.80m)
Partially set under the eaves with frosted window to the rear, mainly tiled walls & floor, with large shower cubicle, floating wall-mounted vanity unit and basin with mixer tap and mirrored medicine cabinet above, concealed cistern wc.

DRESSING ROOM 13'9 x 8'3 (4.19m x 2.51m)
Double-glazed velux window to the rear, carpeted floor. Fully fitted with walnut coloured floor to ceiling wardrobes, access to additional eaves storage.

FIRST FLOOR LANDING

Bright & spacious first floor landing with double-glazed to front, carpeted floors and access to the 4 bedrooms & family bathroom.



BEDROOM 2 12'8 x 12'8 (3.86m x 3.86m)

Double-glazed window to the rear with radiator beneath, carpeted floors, coving and spotlights to the ceiling, feature wall and one wall fitted with floor to ceiling wardrobes. Door to ensuite shower room.

BEDROOM 2 (pic 2)

ENSUITE SHOWER ROOM 10'7 x 5'8 (3.23m x 1.73m)
Double-glazed window to the rear, mainly tiled walls & floor, with large quadrant shower cubicle, floor-standing vanity unit with basin and mixer tap and mirrored bathroom cabinet over, low flush wc.

BEDROOM 3 13'0 x 12'8 (3.96m x 3.86m)
Double glazed leaded bay window to front with radiator beneath, fitted floor to ceiling wardrobes to the alcove, carpeted floor, coving and spotlights to the ceiling.

BEDROOM 4 13'0 x 12'10 (3.96m x 3.91m)
Double-glazed window to the rear with radiator beneath, currently used as an art-studio, large floor to ceiling wardrobes / storage, carpeted flooring, coving and spotlights to ceiling.

BEDROOM 5 / STUDY 10'11 x 6'5 (3.33m x 1.96m)
Double-glazed windows to the front, currently used as a home office and fitted desktop to the 3 walls with units & drawers beneath, carpeted floors, coving & spotlights to ceiling.

FAMILY BATHROOM 9'2 x 7'4 (2.79m x 2.24m)
Frosted Double-glazed window to side, fully tiled walls & floor, full sized bath with thermostatic shower and glass shower screen, floor standing vanity unit with basin and mixer tap and mirror inset above, low flush wc.

REAR GARDEN 50'10 x 36'1 (15.49m x 11.00m)
Landscaped and well-maintained South-East facing rear garden with composite decked patio leading off the rear reception and kitchen diner. Mainly lawn with mature border around.

REAR GARDEN (pic 2)

REAR ELEVATION

FRONT DRIVEWAY (OFF STREET PARKING)

There is a secure side-access to the rear garden, block-paved driveway providing off-street parking for 2-3 cars.

Ashurst Road, Cockfosters, EN4

Approximate Gross Internal Area 2357 sq ft - 220 sq m

Ground Floor Area 998 sq ft – 93 sq m
First Floor Area 815 sq ft – 76 sq m
Top Floor Area 544 sq ft – 51 sq m

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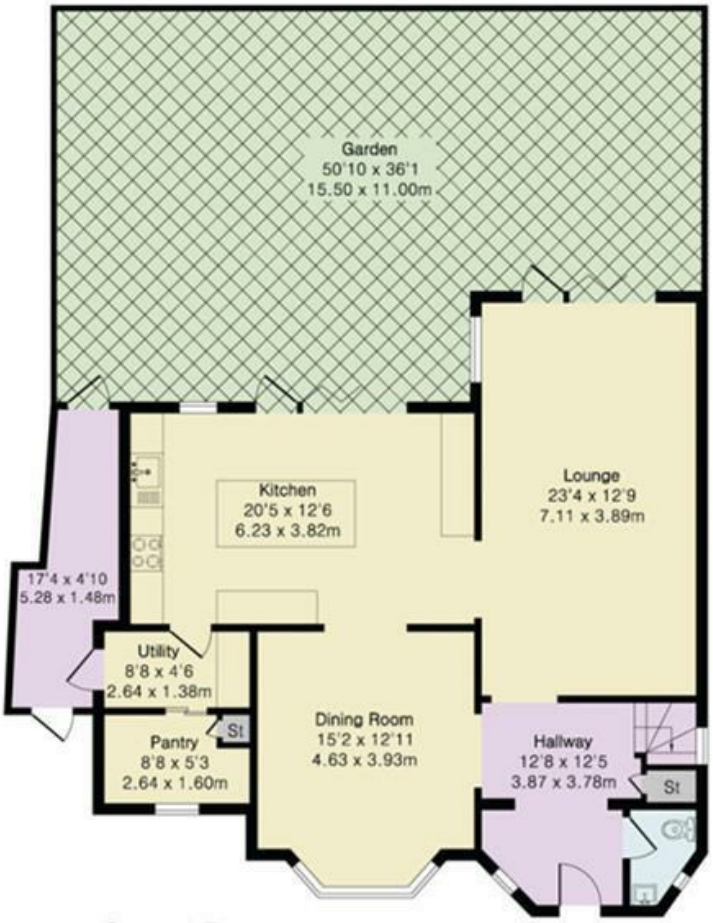

Ground Floor

Top Floor

First Floor

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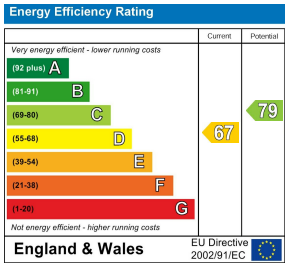
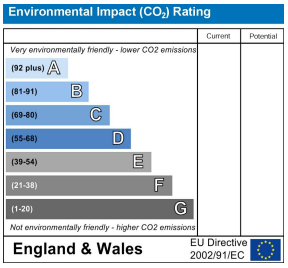
PINK PLAN

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.





NAEA National Association of Estate Agents

PRS Property Redress Scheme

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.

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