



HAMILTON ROAD, COCKFOSTERS, EN4

We are pleased to offer for sale CHAIN FREE this lovely semi-detached bungalow in an excellent Cockfosters location, close to Cockfosters Road & all it's amenities including public transport, shops, restaurants, excellent local schools & Trent Country Park.

The property boasts two double bedrooms, a separate living room, a 17ft kitchen/breakfast room, shower room and a beautifully maintained & secluded rear garden. The shared driveway gives access to the detached garage set back behind the property & the front garden has the potential to create off street parking. This is a bright and airy bungalow but also has the potential to extend to the rear and up into the loft subject to usual consents.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS BUNGALOW'S TRUE POTENTIAL - OFFERED CHAIN FREE.



ACCOMMODATION

* ENTRANCE HALL * SEPARATE RECEPTION ROOM * 17FT KITCHEN/BREAKFAST ROOM * 2 DOUBLE BEDROOMS * FULLY TILED SHOWER ROOM * BEAUTIFUL, SECLUDED REAR GARDEN * GARAGE WITH SHARED DRIVE * PAVED FRONT GARDEN WITH POTENTIAL FOR OFF STREET PARKING * SCOPE TO EXTEND & LOFT CONVERT - STPP * OFFERED CHAIN FREE *
* SERVICES: GAS CENTRAL HEATING * INSULATED CAVITY WALLS * FEATURES: DOUBLE GLAZING *

**PRICE: OFFERS IN EXCESS OF £630,000
FREEHOLD**

LIVING ROOM 14'11" x 13'4" (4.55m x 4.06m)

Double glazed patio door to the rear. Laminate flooring, with working coal effect gas fire with marble hearth & brick surround.



KITCHEN / DINING ROOM 17'8" x 7'5" (5.38m x 2.26m)

Dual aspect with double glazed window to the rear & frosted double glazed window & door to the side. Ceramic tiled flooring, with wood panelled walls. Space for fridge freezer, 5 ring ceramic induction hob with Neff extractor above. Double oven, plumbed for dishwasher & washing machine. Stainless steel one and a half sink & tiled splashbacks.



KITCHEN / DINING ROOM (pic 2)



BEDROOM 1 13'4" x 10'11" (4.06m x 3.33m)

Double glazed window to the front with radiator beneath. Laminate flooring, with fitted wardrobes to one wall & pendant lighting to the ceiling.



BEDROOM 1 (pic 2)
A different aspect showing access to the entrance hall.



BEDROOM 2 10'4" x 9'11" (3.15m x 3.02m)
Double glazed window to the front with radiator beneath. Laminate flooring, with fitted wardrobes & pendant lighting to the ceiling.



SHOWER ROOM

Double glazed frosted window to the side. Large shower with glass screen, low flush WC, pedestal wash hand basin & fully tiled.



GARDEN 67'7 x 29'8 (20.60m x 9.04m)

A beautifully maintained & landscaped garden, with mature fruit tree & shrub borders & side access leading to the garage.



GARDEN (pic 2)



REAR ELEVATION



SHARED DRIVEWAY SHOWING ACCESS TO GARAGE garage 14'8 x 7'11 (garage 4.47m x 2.41m)
Set back behind the property and accessed via the shared driveway. With electric up and over door and fitted lights and power.

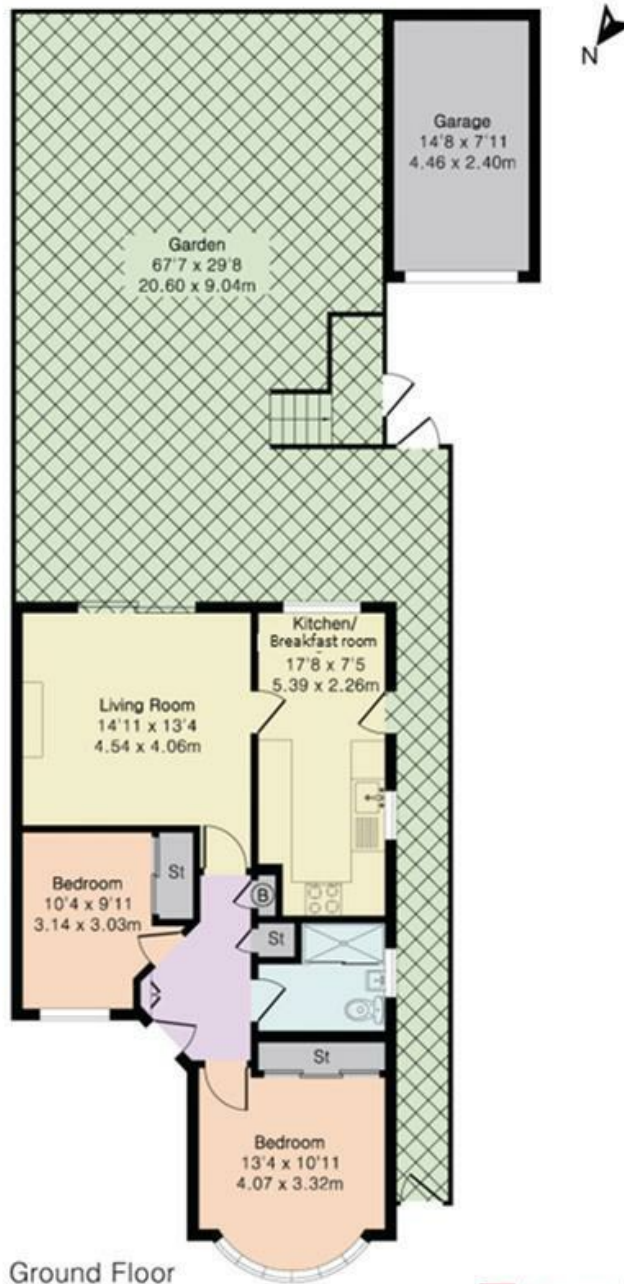


Hamilton Road, Cockfosters, EN4

Approximate Gross Internal Area 650 sq ft - 60 sq m

(Excluding Garage)

Garage Area 115 sq ft - 11 sq m



Ground 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.

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		
	69	78
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		
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(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.

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