



125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

BROOKDALE, ARNOS GROVE, N11

An Opportunity to Purchase this EXTENDED, CORNER SITED & SPACIOUS 4 BEDROOM DOUBLE GLAZED FAMILY HOME BEHIND WROUGHT IRON GATES WITH FURTHER EXTENSION POTENTIAL & THE BENEFIT OF 2 GARAGES TO THE REAR. The Property has a Wide Rear Garden with 2 Garages to Rear.

To the Ground Floor there is an Attractive Entrance Hall with Stained Glass Bay Window to Side, 34' Through Lounge & an 18' Well Fitted Kitchen/Diner with Door to Conservatory. There is also a Downstairs Cloakroom & Upstairs Bathroom. The Loft is Still Intact and Suitable for Conversion - Subject to Usual Consents.

Situated in a Popular Turning and only .3 Miles From Arnos Grove Tube Station (Picc. Line) & Shopping Parade, Whilst New Southgate BR Station is Only .5 Miles. The Property Backs onto Arnos Park. Secured OFF STREET PARKING TO FRONT WITH SCOPE FOR MANY MORE.

Offered Chain Free. Viewings Highly Recommended.



ACCOMMODATION

* ATTRACTIVE ENTRANCE HALL * 34'6 THROUGH LOUNGE * 17'6 X 13' WELL FITTED KITCHEN/DINER *
DOWNSTAIRS CLOAKROOM * CONSERVATORY TO SIDE * 4 BEDROOMS (3 OF WHICH ARE DOUBLES)
* FAMILY BATHROOM * VERY LARGE & WIDE REAR GARDEN * 2 GARAGES TO REAR * OFF STREET
PARKING TO FRONT FOR SEVERAL CARS * TREMENDOUS EXTENSION POTENTIAL *
* SERVICES: GAS CENTRAL HEATING * SERVICES: GEORGIAN STYLE DOUBLE GLAZING, STAINED
GLASS WINDOWS, WOOD FLOORING *

PRICE: £880,000 FREEHOLD

ATTRACTIVE ENTRANCE HALL:

Polished Wood Part Glazed Front Door, Attractive Stained Glass Bay Window to Side, Concealed Radiator, Under stairs Cupboard, Burglar Alarm.



THROUGH LOUNGE: REAR SECTION 34'6 x 13' narr to 11'4 (10.52m x 3.96m narr to 3.45m)

A Rather Impressive Through Lounge with Double Glazed Georgian Style Bay Window to Front, Double Glazed French Doors to Rear Garden & Patio, Wood Flooring, Stained Glass Window to Side/Rear, Serving Hatch, 2 x Double Radiators.



CAST IRON FIREPLACE:
An Attractive Victorian Style Cast Iron Fireplace with Tiled Inset.



THROUGH LOUNGE:
Picture Facing the Front.



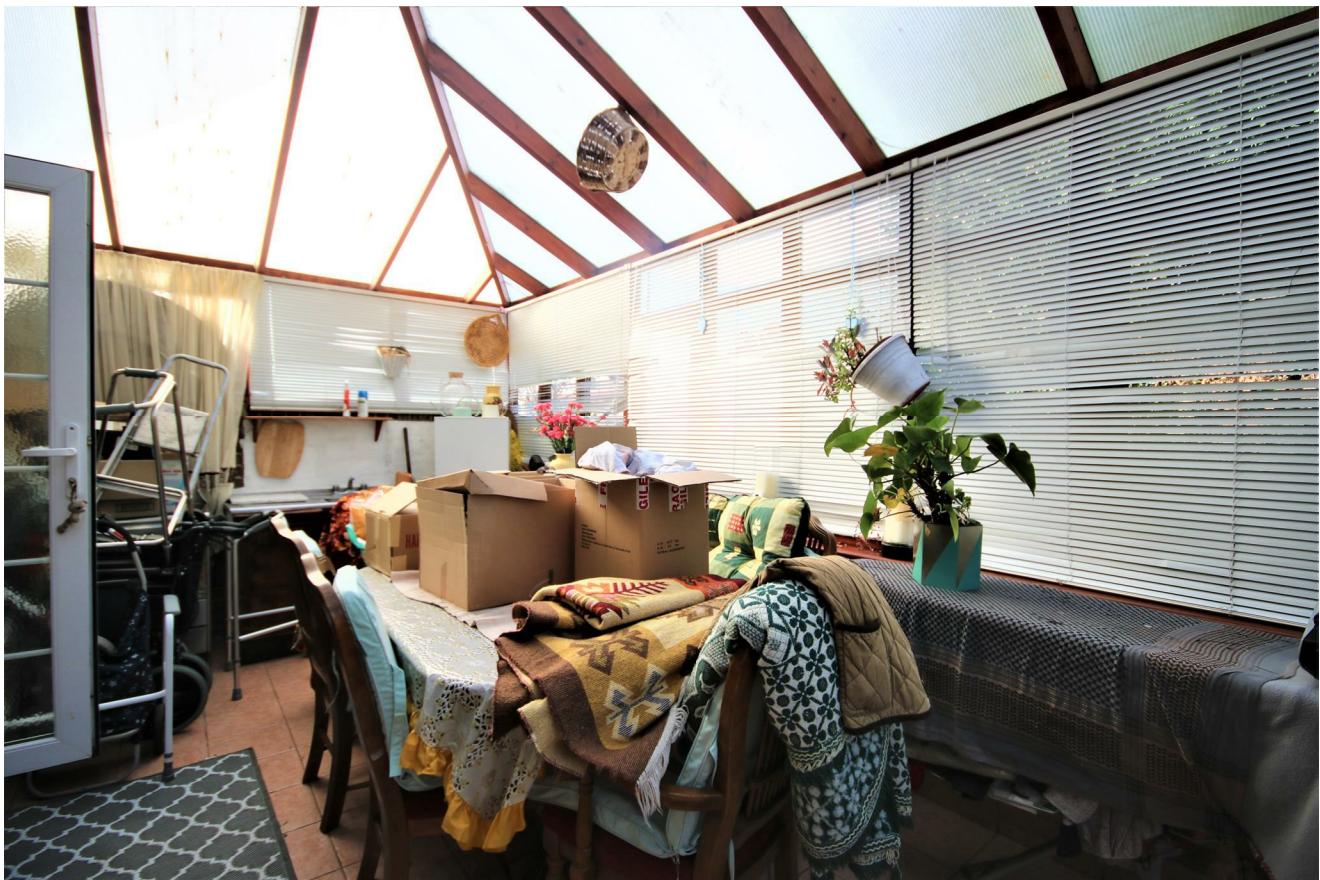
THROUGH LOUNGE: FRONT RECEPTION ROOM



WELL FITTED KITCHEN/DINER WITH GRANITE WORKTOPS: 17'6 x 13' narr to 11'6 (5.33m x 3.96m narr to 3.51m)
Well Fitted with Wooden Floor & Wall Units, Granite Worktops & Breakfast Table, Bosch Gas Hob, Eye Level Double Oven, 1.5 Bowl Inset Stainless Steel Inset Sink with Mixer Taps, Integral Dishwasher, Plumbed for Washing Machine, Integrated Fridge. Ceramic Flooring. Matching Dresser Unit. 2 x Double Glazed Windows Overlooking Rear Garden. Door to Washroom & Downstairs Cloakroom.



CONSERVATORY: 17'10 x 10'6 (5.44m x 3.20m)
A Useful Room with Door to Garden. Arched Door to Front.



BEDROOM 1: 16' x 11'9 (4.88m x 3.58m)

Double Glazed Georgian Style Bay Window, Fitted Wardrobes on 1 Wall, Double Bed Recess with Cupboards Above & Display Niches on Opposite Wall. Radiator.



BEDROOM 2: 15'2 x 11'1 (4.62m x 3.38m)

Georgian Style Double Glazed Window to Rear with Views Over Garden & Arnos Park, Fitted Wardrobes, Radiator.



BEDROOM 3: 18' x 8'7 (5.49m x 2.62m)

Double Aspect with Double Glazed Georgian Style Windows Front & Rear, Fitted Wardrobes, Double Radiator. Fitted Shelves.



BEDROOM 4: 11'2 x 7'1 (3.40m x 2.16m)
Double Glazed Georgian Style Bay Window to Front, Fitted Wardrobe, Radiator.



FULLY TILED BATHROOM:

Corner Bath with Mixer Taps & Shower Attachment, Wash Hand Basin with Mixer Taps and Cupboard Beneath, Bidet with Mixer Taps, Radiator, Display Niche, Ceramic Flooring. Double Glazed Frosted Window to Rear.



FIRST FLOOR LANDING:
Strip Flooring, Access to Loft, Doors to All Bedrooms & Bathroom.

REAR GARDEN & GARAGING: PIC. 1



LARGE & WIDE REAR GARDEN: PIC. 2

Large Paved Patio Area, Mainly Laid to Lawn. Backing onto Arnos Park.



**REAR ELEVATION OF PROPERTY:
Also Showing Further Extension Potential - Subject to Usual Consent.**



FRONT/SIDE GARDEN:
Useful Area to Side to Add to Extra Off Street Parking, or Access to an Annexe - Subject to Usual Consents.



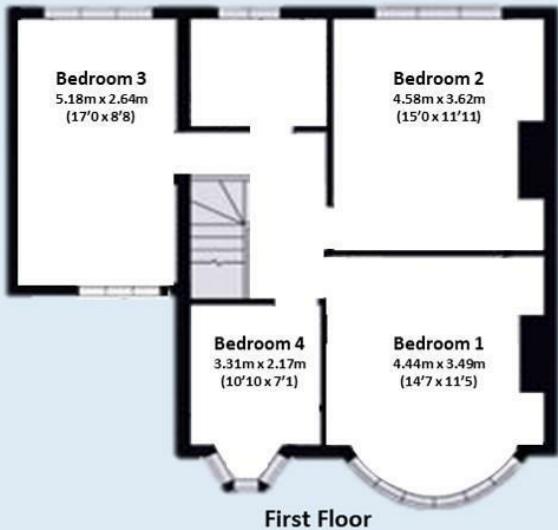
2 BRICK BUILT GARAGES TO REAR:
Separate Doors, Accessed by Security Gate & Service Road for Only a Few Garages.

Brookdale, Arnos Grove, N11

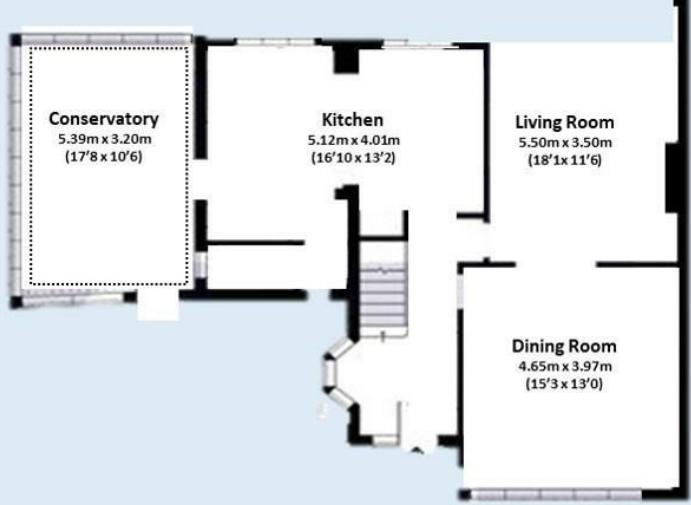
Gross Internal Area

150.28sqm / 1617sqft (excluding garages)
26.9sqm / 289sqft (garages)

Measurements are approximate and are meant for illustration



First Floor



Ground Floor

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			
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.

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