



LICHFIELD CLOSE, COCKFOSTERS, EN4

Set in quiet cul-de-sac just off Chalk Lane in Cockfosters, is this attractive 3/4 bedroom and 3 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 dining room on the first floor, in addition to a well fitted kitchen with granite worktops and integrated appliances. On the ground floor there is a further bedroom/study, a utility room/shower room and guest cloakroom, as well as an integral garage (potential to convert subject to usual consents), off-street parking to the front, a conservatory to the rear and a well-maintained & mature rear garden.

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.



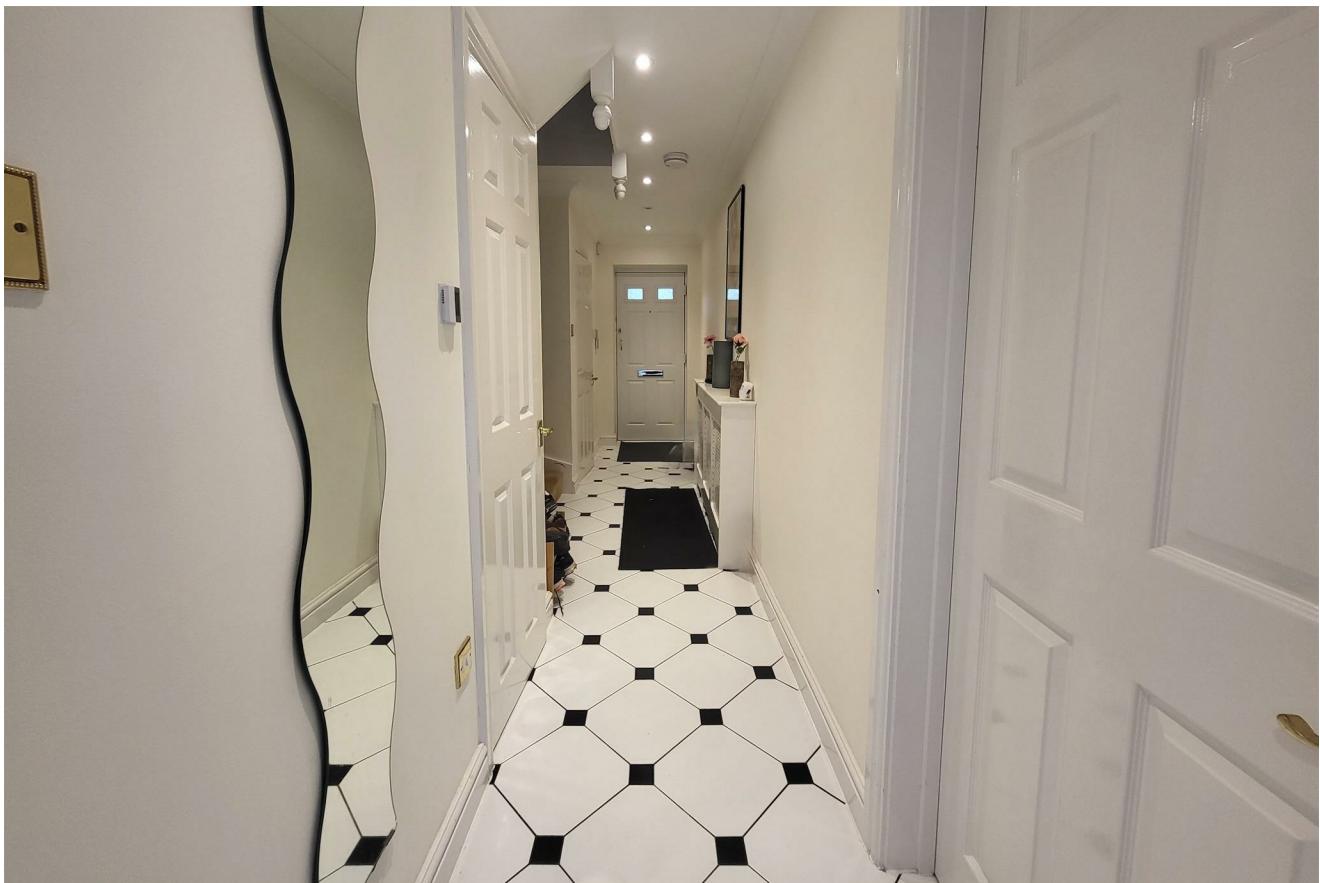
ACCOMMODATION

* BRIGHT ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * UTILITY ROOM/SHOWER ROOM * 4 BEDROOMS, 1 WITH ENSUITE * FAMILY BATHROOM * LOUNGE & SEPARATE DINING ROOM * FITTED KITCHEN WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES * INTEGRAL GARAGE & OFF-STREET PARKING FOR 1 CAR * CONSERVATORY * 40FT MATURE REAR GARDEN *

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

PRICE: £849,995 FREEHOLD

ENTRANCE HALL
Bright hallway, neutrally decorated with white walls & tiled flooring.



STUDY / BEDROOM 4 14'3" x 9'4" (4.35m x 2.85m)

French doors with shutters to the rear leading into the conservatory with matching tiled floor and white neutrally decorated walls



CONSERVATORY 14'8" x 7'1" (4.48m x 2.18m)

With fully glazed roof, double glazed windows & french doors out to the patio. Tiled floor and white neutrally decorated walls.



UTILITY/SHOWER ROOM

Accessed from the entrance hall and with a door through to the conservatory. Tiled floor and fitted with a fully tiled shower cubicle, plus a base unit with worktop and inset stainless steel sink and plumbing for washing machine beneath.



DOWNSTAIRS WC

Accessed from the entrance hall. With frosted double glazed window to front, tiled floor and fitted with a WC and wall-mounted corner handwash basin.



FIRST FLOOR LANDING

Stairs from the ground floor up to the central first floor landing which is open to the lounge on the left and the dining room to the right, with solid wood oak strip parquet flooring and neutral white decor. Entryphone. Door to understairs storage.



LOUNGE 16'11" x 11'9" (5.16m x 3.59m)

Double glazed windows to front with plantation shutters and radiator beneath. With solid wood oak strip parquet flooring and neutral white decor.



LOUNGE (pic 2)



DINING ROOM 10'1" x 8'6" (3.08m x 2.61m)

Double glazed windows to rear with plantation shutters and radiator beneath. With solid wood oak strip parquet flooring and neutral white decor. Sliding glass-panelled doors into the kitchen.



KITCHEN 8'4" x 6'3" (2.55m x 1.91m)

Double glazed window to the rear, white shaker-style wall and base units with granite worktops, splashbacks & window sil, with under-mounted one & a half bowl sink unit and mixer tap, plus integrated electric oven. Gas hob with chimney extractor above, integrated fridge/freezer & dishwasher. Solid wood oak strip parquet flooring and neutral white decor.



SECOND FLOOR LANDING

Stairs from the first floor upto the central second floor landing with doors leading to the bedrooms & bathroom, carpeted floor and neutral white decor.



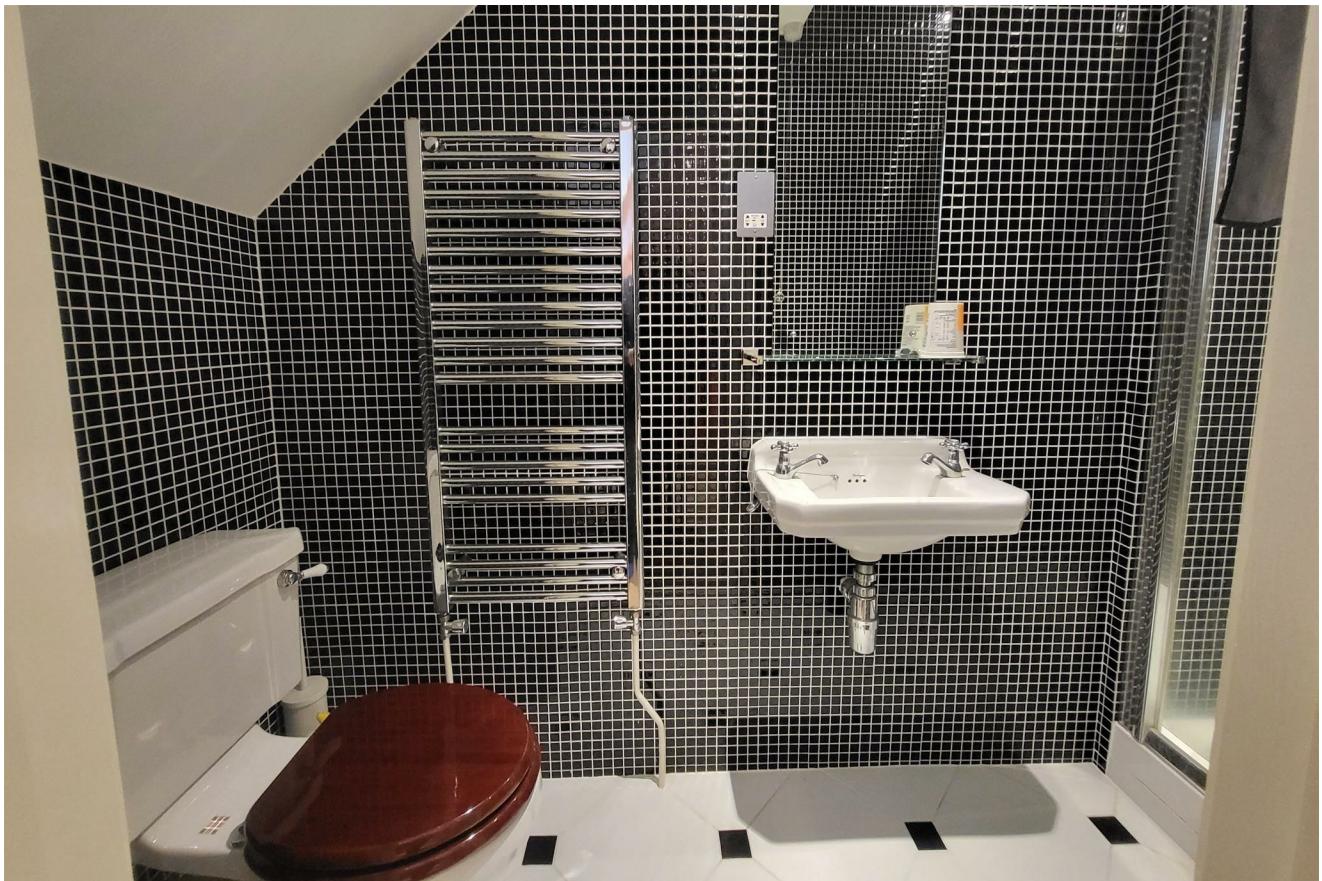
BEDROOM 1 13'6" x 11'10" (4.12m x 3.63m)

Double glazed windows to the front with plantation shutters. Carpeted floor and neutral white decor and built-in wardrobes. Door to ensuite shower room.



ENSUITE SHOWER ROOM

Tiled floor, and mosaic tiled walls, shower cubicle with thermostatic shower, wall mounted handwash basin with mirror above, WC and chrome heated towel rail.



BEDROOM 2 9'1" x 8'7" (2.79m x 2.62m)

Double glazed window with plantation shutters to rear with radiator beneath, carpeted floor and neutral white decor.



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

Double glazed window with plantation shutters to rear with radiator beneath, carpeted floor and neutral white decor. Fitted wardrobe to corner.



FAMILY BATHROOM 7'11" x 5'2" (2.42m x 1.59)

Tiled flooring and black mosaic tiled walls with larger mirror inset. White bathroom suite with full-sized bath, mixer tap & shower attachment, glass shower screen, pedestal handwash basin and WC.



GARDEN approx 40' long (approx 12.19m long)

Approximately 40ft long, with patio area leading onto the path through the centre of the lawn with mature trees & shrubs



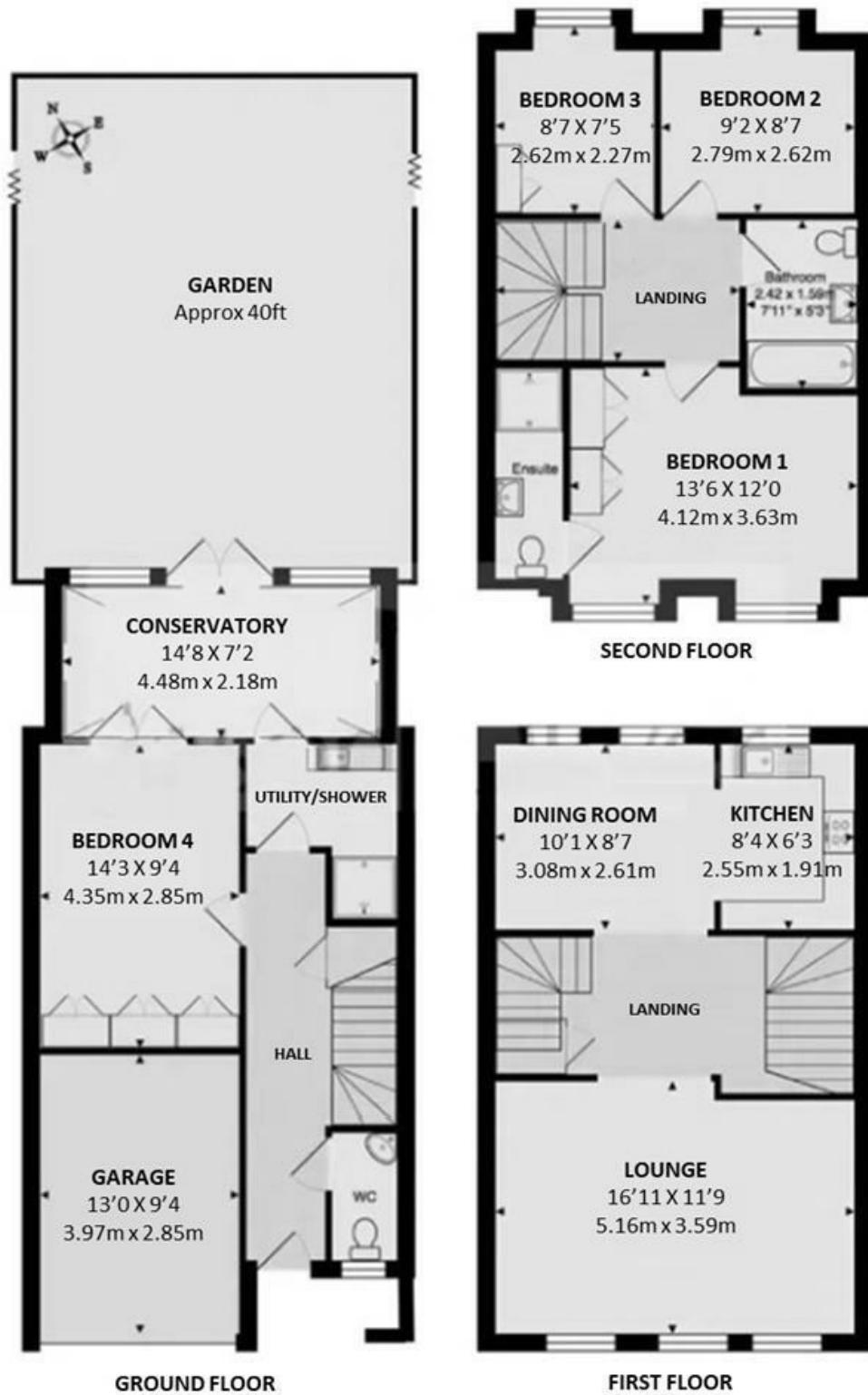
REAR ELEVATION



Lichfield Close, Cockfosters EN4

Approximate internal area: 1455sqft (135sqm)

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			
England & Wales	EU Directive 2002/91/EC	83	

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	73	

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.

Call. 020 8449 2255

sales@michaelwright.co.uk



PRS Property Redress Scheme