



MOUNT PLEASANT, COCKFOSTERS, EN4

This family home is a lovely double-fronted 4 bedroom semi-detached house situated at the upper end of Mount Pleasant and is just a 5 minute walk to the local shops and restaurants on the parade and Cockfosters tube station.

The property was previously extended to the rear, over the garage and into the loft, creating a well-maintained 4 double bedroom, 3 bathroom house with a large through lounge, snug and kitchen/diner. There is driveway for 3 cars to the front plus the large integral garage. To the rear there is a stunning 200ft mature and well maintained garden.

The property is ideally located for the local schools of the area, including Trent Primary, JCoSS, Southgate and East Barnet making it ideal for a family. In addition it benefits from being within close proximity of the M25 and has Hadley Common & Trent Park within walking distance.



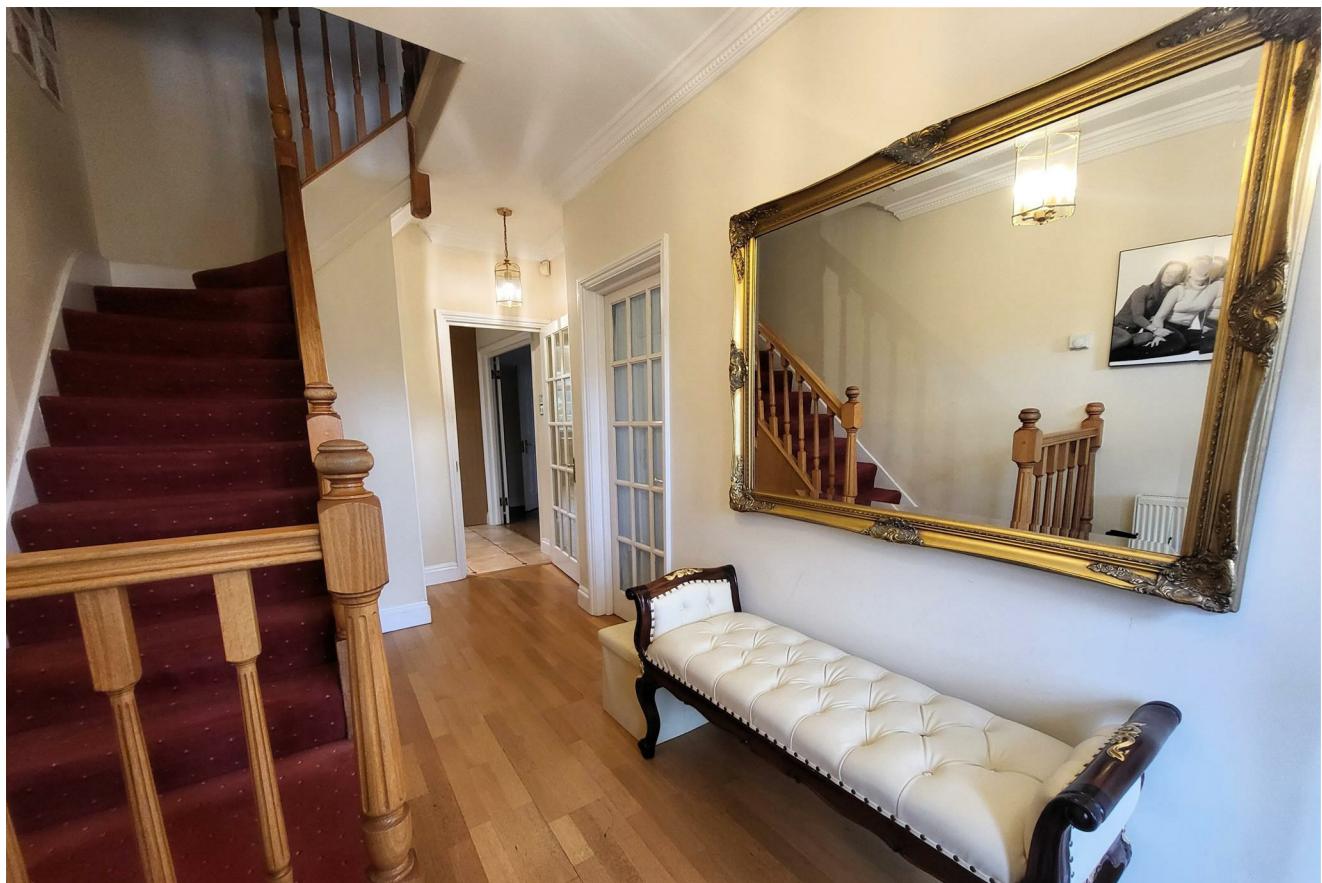
ACCOMMODATION

* LARGE DOUBLE FRONTED SEMI-DETACHED HOUSE * EXTENDED * SPACIOUS ENTRANCE HALL * 4 DOUBLE BEDROOMS * 2 SEPARATE RECEPTION ROOMS * LARGE FITTED KITCHEN/DINER * UTILITY ROOM/DOWNSTAIRS WC * LARGE FAMILY BATHROOM & 2 ADDITIONAL ENSUITE SHOWER ROOMS * 200FT WELL KEPT GARDEN * OFF STREET PARKING FOR 3 CARS * LARGE INTEGRAL GARAGE * * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, HIGH CEILINGS, LOTS OF STORAGE SPACE *

PRICE: £1,250,000 FREEHOLD

ENTRANCE HALL

Enter through the wooden, partially glazed door into this well-sized entrance hall. Solid wood floors and access to the through lounge, kitchen/diner & downstairs WC.



THROUGH LOUNGE 28'8 x 12'11 (8.74m x 3.94m)

Double glazed bay window to the front. Solid wooden flooring, feature fireplace with marble surround & radiator to one wall. Coving & pendant lighting to the ceiling. Access to the kitchen/diner & the snug at the rear.



TV ROOM / SNUG 12'10 x 10'11 (3.91m x 3.33m)
Double glazed bay French Doors to the rear. Ceiling light & radiator.



KITCHEN/DINER 19'9 x 13'2 (6.02m x 4.01m)

Double glazed windows to the rear & side; dual aspect. Tiled flooring, granite island, worktops & splashbacks. Double stainless steel sink with waste disposal. Gas & electric ceramic hob with chimney hood above. Double Neff oven & integrated microwave, dishwasher. Lots of wall & base units including a pull out pantry. Coving & spotlights to the ceiling. Access to the utility room.



KITCHEN / DINER (pic 2)



UTILITY ROOM 10'0 x 6'0 (3.05m x 1.83m)

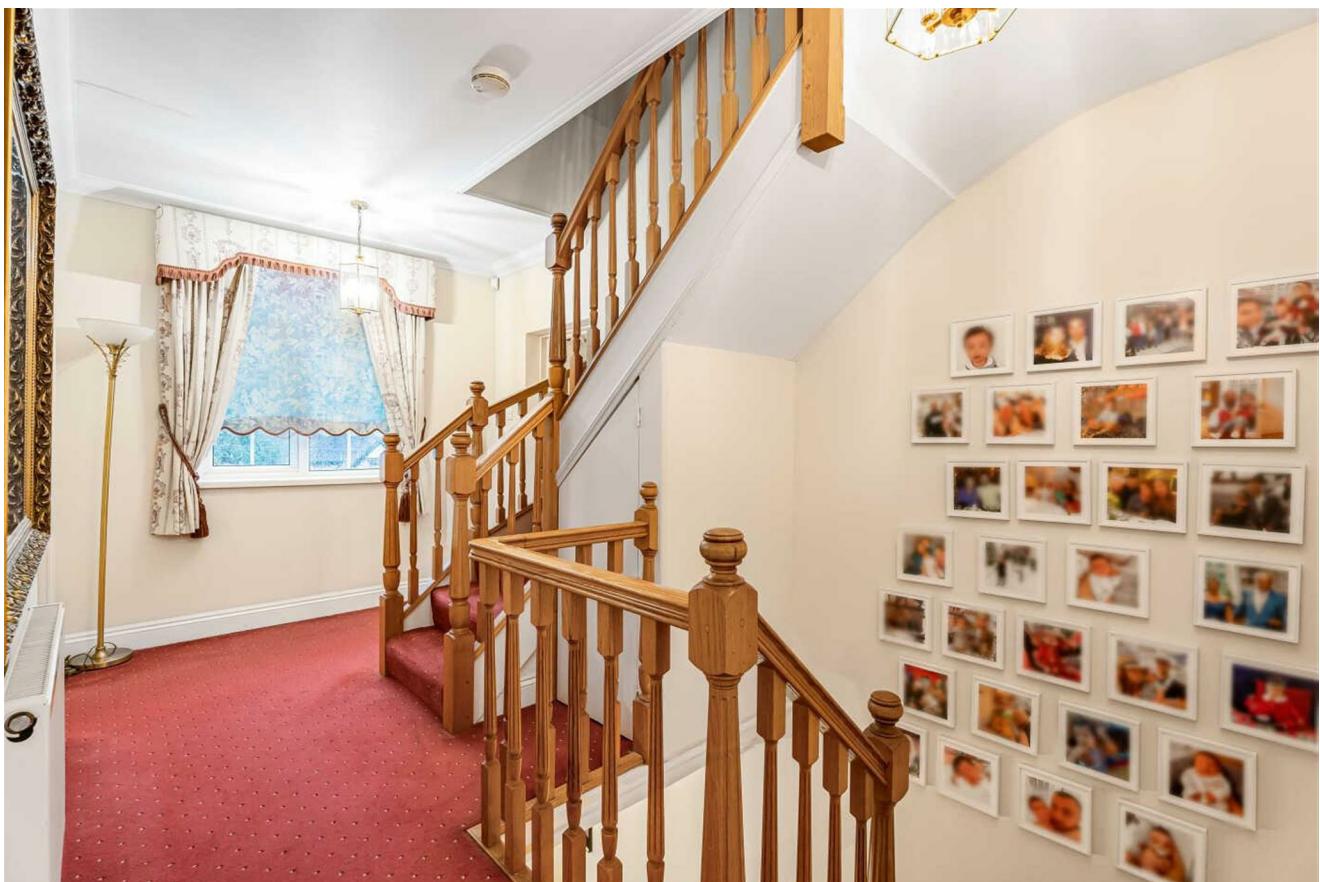
Double glazed door to the rear & access to the garage. Plumbed for two washing machines and additional space for tumble drier. Wall units offering more storage.



DOWNSTAIRS WC



FIRST FLOOR LANDING



BEDROOM 1 (loft) 18'4 x 16'2 (5.59m x 4.93m)

3 Double glazed Velux windows to the front & a double glazed window to the rear; dual aspect. Laminate flooring & fitted wardrobes to one wall. Fitted cabinets , dressing table & radiator.



BEDROOM 1 (loft - pic 2)



ENSUITE (loft)

Double glazed frosted window to the rear. Tiled flooring, spotlights to the ceiling. Shower cubicle, wash hand basin with vanity unit beneath & mirror above. Low flush WC.



BEDROOM 2 (rear) 17'2 x 10'0 (5.23m x 3.05m)

Double glazed window to the rear with radiator beneath. Fitted wardrobes, laminate flooring & coving to the ceiling.



ENSUITE

Double glazed frosted window to the side. Tiled flooring, shower cubicle, low flush WC, pedestal wash hand basin with mirror above.



BEDROOM 3 (front) 15'1 x 12'2 (4.60m x 3.71m)

Double glazed window to the front with radiator beneath. Laminate flooring & coving to the ceiling.



BEDROOM 4 (rear) 12'11 x 12'4 (3.94m x 3.76m)

Double glazed window to the rear with radiator beneath. Fitted wardrobes, coving & pendant lighting to the ceiling.



BATHROOM

Double glazed window to the front. Fully tiled family bathroom comprising of a double sink with vanity unit beneath & mirrored cabinets above, quadrant shower, low flush WC, large corner jet bath & chrome heated towel rail.



GARDEN 200'0 (60.96m)

Very well kept 200ft garden with manicured lawns, a patio & mature trees & shrubs.



GARDEN (pic 2)



REAR ELEVATION



INTEGRAL GARAGE 18'10 x 10'4 (5.74m x 3.15m)
A large integral garage that can also be accessed via the utility room.



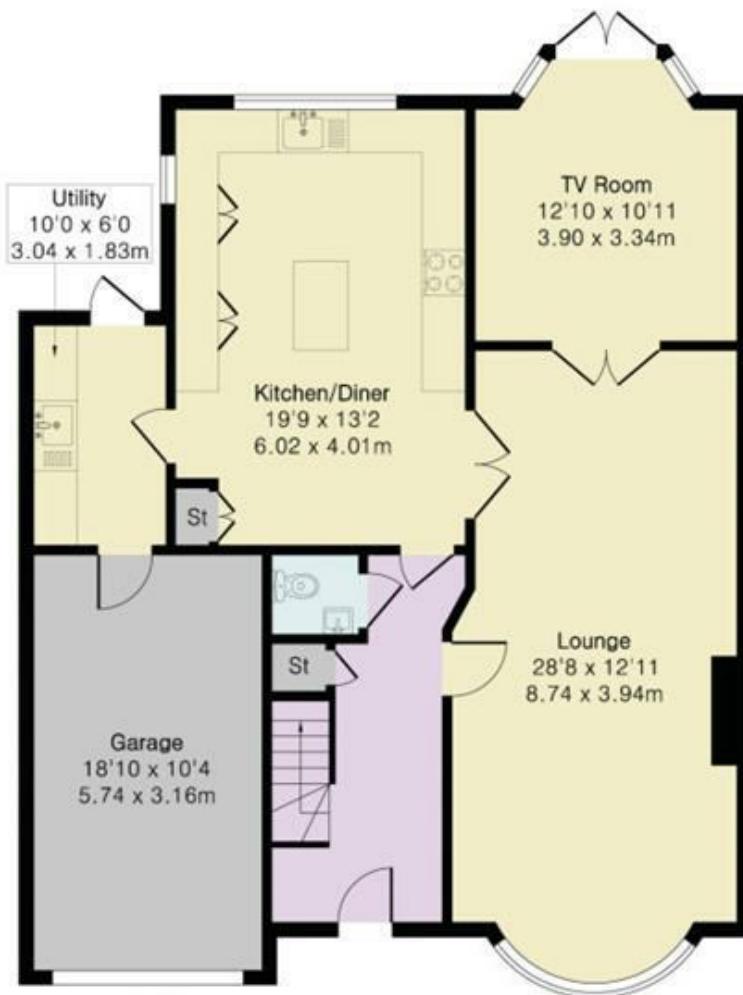
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Approximate Gross Internal Area 2336 sq ft - 217 sq m
(Including Garage)

Ground Floor Area 1167 sq ft - 108 sq m

First Floor Area 786 sq ft - 73 sq m

Second Floor Area 383 sq ft - 36 sq m



Ground Floor



Second Floor



First 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			
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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