



## **FORDHAM ROAD, COCKFOSTERS, EN4**

A fantastic opportunity to own this 3 bedroom semi-detached house with a garage to the side and own driveway. It offers well-sized accommodation, is well-presented and in good liveable condition. The property offers plenty of extension potential subject to the usual consents.

On the ground floor, the entrance hall leads into the 22ft through lounge, which in-turn leads to the larger than expected well-fitted kitchen. To the side, there is a small extension housing the utility room & downstairs WC where there is also access to the garage. Upstairs, there are 2 double bedrooms, a larger than expected single 3rd bedroom and the bathroom/wetroom, which has underfloor heating.

To the rear of the property, there is a 55ft south-west facing garden with patio area and large lawn area with planted borders, whilst the front-garden is paved for off-street parking.

The property is well-located for local schools, including; Trent, Livingstone, JCoSS, East Barnet, Southgate and is on the transport route for QE boys. It is also approximately 15 minute walk to Cockfosters Parade & Cockfosters Station.



### **ACCOMMODATION**

\* OFFERED CHAIN FREE - SUBJECT TO PROBATE \* SEMI-DETACHED HOUSE WITH GARAGE OWN DRIVE \* 24FT THROUGH LOUNGE \* WELL FITTED KITCHEN \* UTILITY ROOM & DOWNSTAIRS WC \* THREE BEDROOMS \* BATHROOM / WETROOM WITH UNDERFLOOR HEATING \* 55FT SOUTH-WEST FACING GARDEN \* GARAGE TO THE SIDE \* OFF-STREET PARKING TO FRONT \* PLENTY OF EXTENSION POTENTIAL - STPP \* WELL-LOCATED FOR LOCAL SCHOOLS \*  
\* SERVICES: GAS CENTRAL HEATING \* FEATURES: RECENTLY FITTED DOUBLE GLAZING \*

**PRICE: £625,000 FREEHOLD**

**THROUGH LOUNGE 24'2 x 12'6 (reducing to 9'2) (7.37m x 3.81m (reducing to 2.79m))**  
**Dual aspect with double glazed window to the front and patio door to the rear. Laminate, oak effect flooring, with coving & pendant lighting to the ceiling. Feature, coal effect, electric fireplace with solid wood surround. Radiator.**



**LIVING AREA 13'5 x 12'6 (4.09m x 3.81m)**



**DINING AREA 10'9 x 9'2 (3.28m x 2.79m)**



**KITCHEN 10'9 x 9'5 (3.28m x 2.87m)**

Double glazed window to the rear & access to the dining area, utility & downstairs WC. Tiled splashback, with spotlights to the ceiling. White gloss wall & base units offering ample storage space, double Bosch oven, electric Smeg hob, stainless steel 1.5 bowl sink, plumbed for dishwasher.



**KITCHEN (pic 2)**  
**Different aspect showing access to the dining area / through lounge.**



**UTILITY ROOM 8'0 x 6'0 (2.44m x 1.83m)**  
**Double glazed window to the rear. Plumbed for washing machine, stainless steel sink with mixer tap. Wall & base units.**



## LANDING

Double glazed window to the side. Carpeted, with coving to the ceiling and access to all three bedrooms & the bathroom.



## BEDROOM 1 12'2 x 10'11 (3.71m x 3.33m)

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



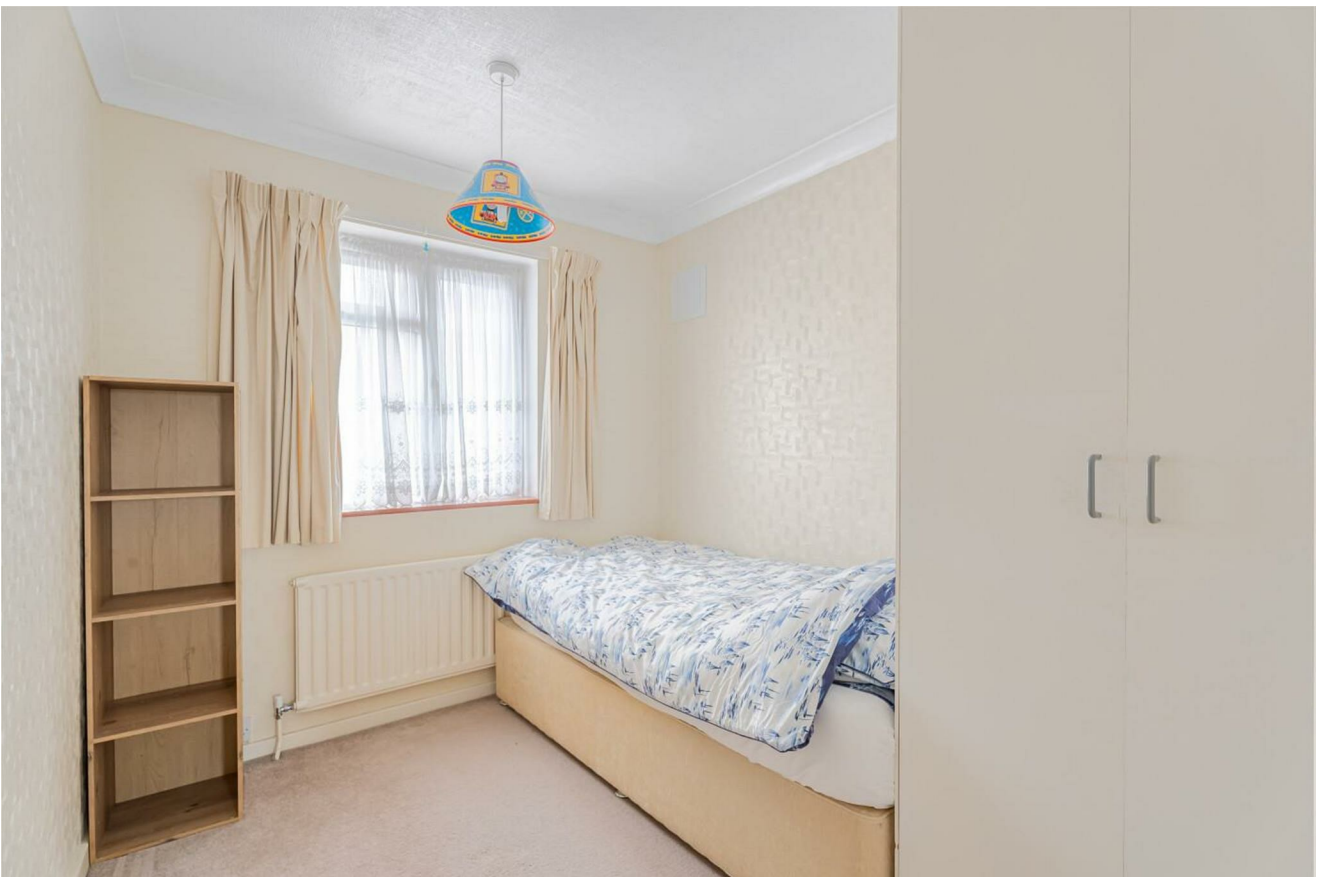
**BEDROOM 2 11'3 x 10'10 (3.43m x 3.30m)**

**Double glazed window to the rear. Carpeted, with coving & pendant lighting to the ceiling.**



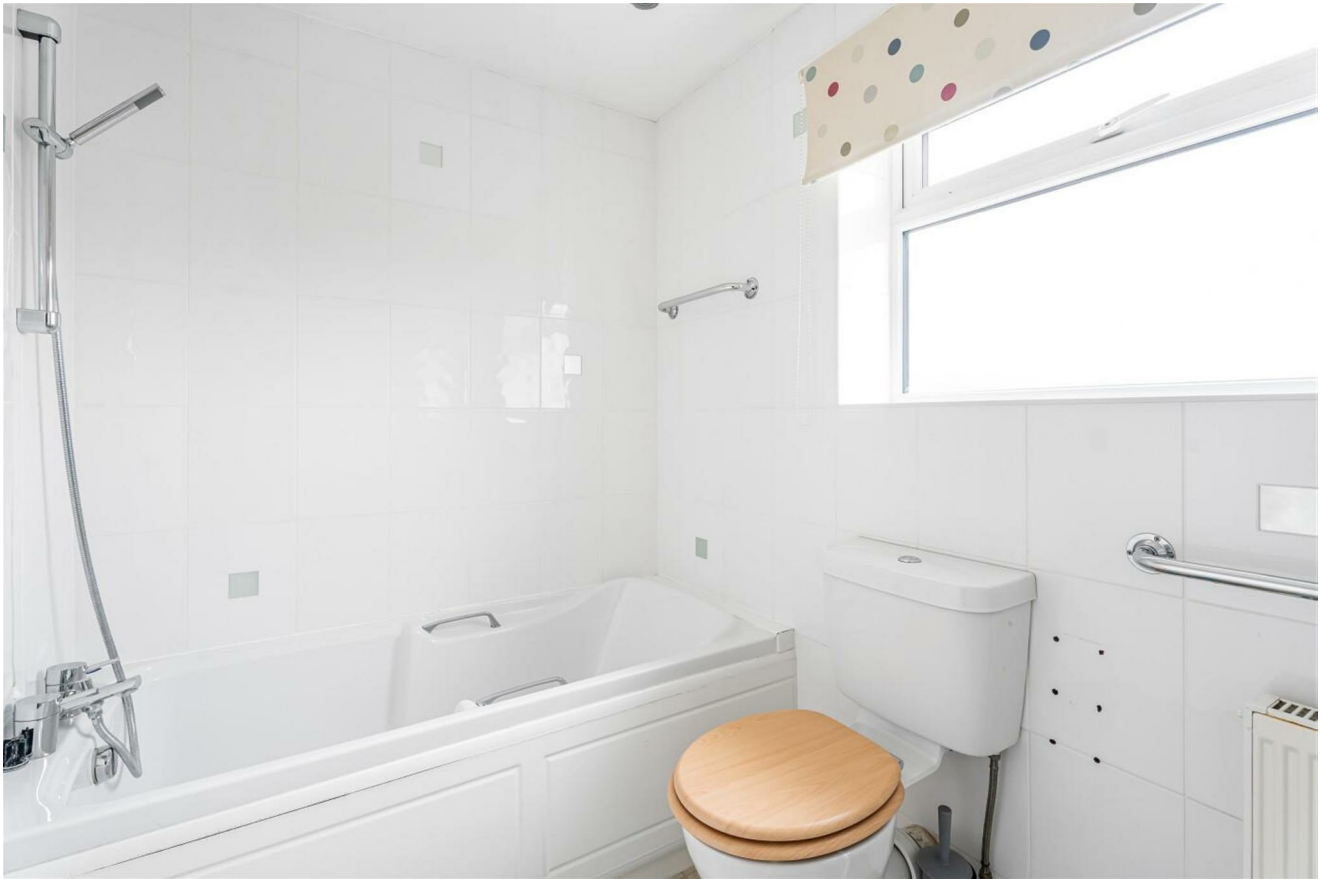
**BEDROOM 3 9'2 x 7'7 (2.79m x 2.31m)**

**Doubled glazed window to the front with radiator beneath. Carpeted, with coving & pendant lighting to the ceiling.  
Fitted wardrobe.**



### BATHROOM/WETROOM

Double glazed frosted window to the rear, with radiator beneath. Panelled bath, with overhead shower, low flush WC, walk-in shower & wash hand basin with vanity unit beneath & mirror above. Underfloor heating.



BATHROOM / WETROOM (pic 2)



**GARDEN approx 55ft (approx 16.76mft)**  
**South-West facing garden of approximately 55ft. Mainly laid to lawn with a shed at the rear and a good sized paved patio area.**



**REAR ELEVATION**



**GARAGE 17'5 x 9'4 (5.31m x 2.84m)**



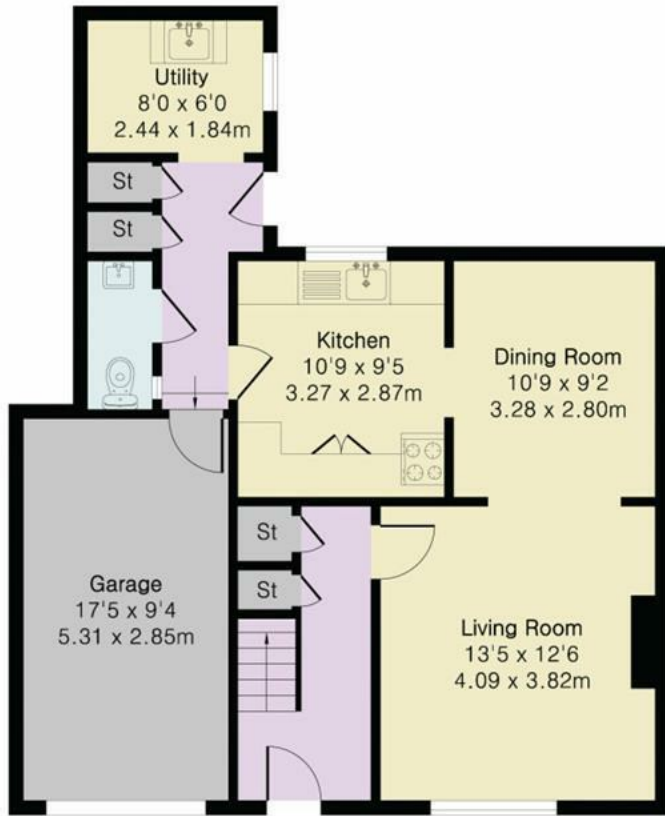
**OFF STREET PARKING**  
Off-Street Parking for 2 cars



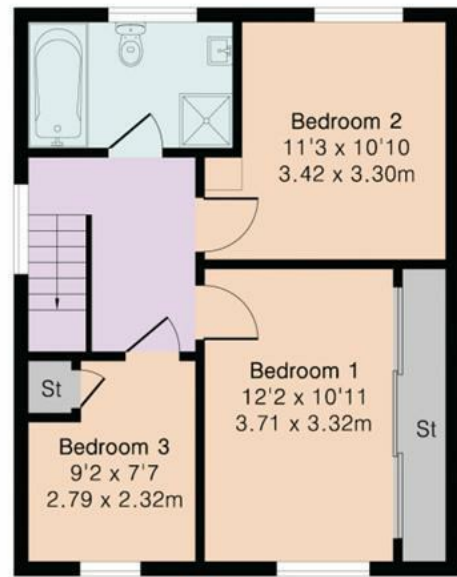
## Approximate Gross Internal Area 1244 sq ft - 116 sq m (Including Garage)

Ground Floor Area 776 sq ft – 72 sq m

First Floor Area 468 sq ft – 44 sq m



Ground 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		63	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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