



HEDDON COURT AVENUE, COCKFOSTERS,, EN4

SET WELL BACK FROM THE ROAD WITH A DEEP FRONT GARDEN, WE ARE PLEASED TO OFFER THIS LARGER THAN AVERAGE 3 BEDROOM SEMI-DETACHED HALLS ADJOINING PROPERTY THAT HAS BEEN EXTENDED ON THE GROUND FLOOR, BUT OFFERING FURTHER POTENTIAL TO ADD EXTRA BEDROOMS ON THE FIRST FLOOR AS WELL AS CONVERTING THE LARGE LOFT - SUBJECT TO USUAL CONSENTS.

A Special Feature is the Full Width First Floor Landing with 2 Windows as Well as the Very Large Bathroom & Separate WC That Could be Split to Create an En Suite Bathroom to the Rear Bedroom. There is a Downstairs Cloakroom/Wet Room.

There is an Integral Garage with Own Drive & Off Street Parking to Front Plus a Front Garden with Lawn & Flower Beds. The Rear Garden is Mainly Laid to Lawn.

This Property is in Need of Updating But Offers Tremendous Scope for Improvement.

Situated in this Very Popular Residential Turning Close to Shops, Buses, Restaurants and other Local Amenities, as well as Cockfosters Tube Station (Picc. Line), Now with a Lift, Trent Park & Local Schools.

Offered Chain Free.



ACCOMMODATION

* ENTRANCE HALL * DOWNSTAIRS CLOAKROOM/WET ROOM * FRONT RECEPTION ROOM * EXTENDED REAR RECEPTION ROOM * EXTENDED KITCHEN/DINER * 3 GOOD SIZED BEDROOMS * LARGE BATHROOM/SEP WC - COULD BE SPLIT INTO 2 * FULL WIDTH FIRST FLOOR LANDING * LARGE LOFT SUITABLE FOR CONVERSION * INTEGRAL GARAGE WITH OWN DRIVE * OFF STREET PARKING * FRONT & REAR GARDENS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: SOME DOUBLE GLAZING, ORIGINAL LEADED LIGHT & STAINED GLASS WINDOWS (IN NEED OF WORK), HIGH CEILINGS.

PRICE: £965,000 FREEHOLD

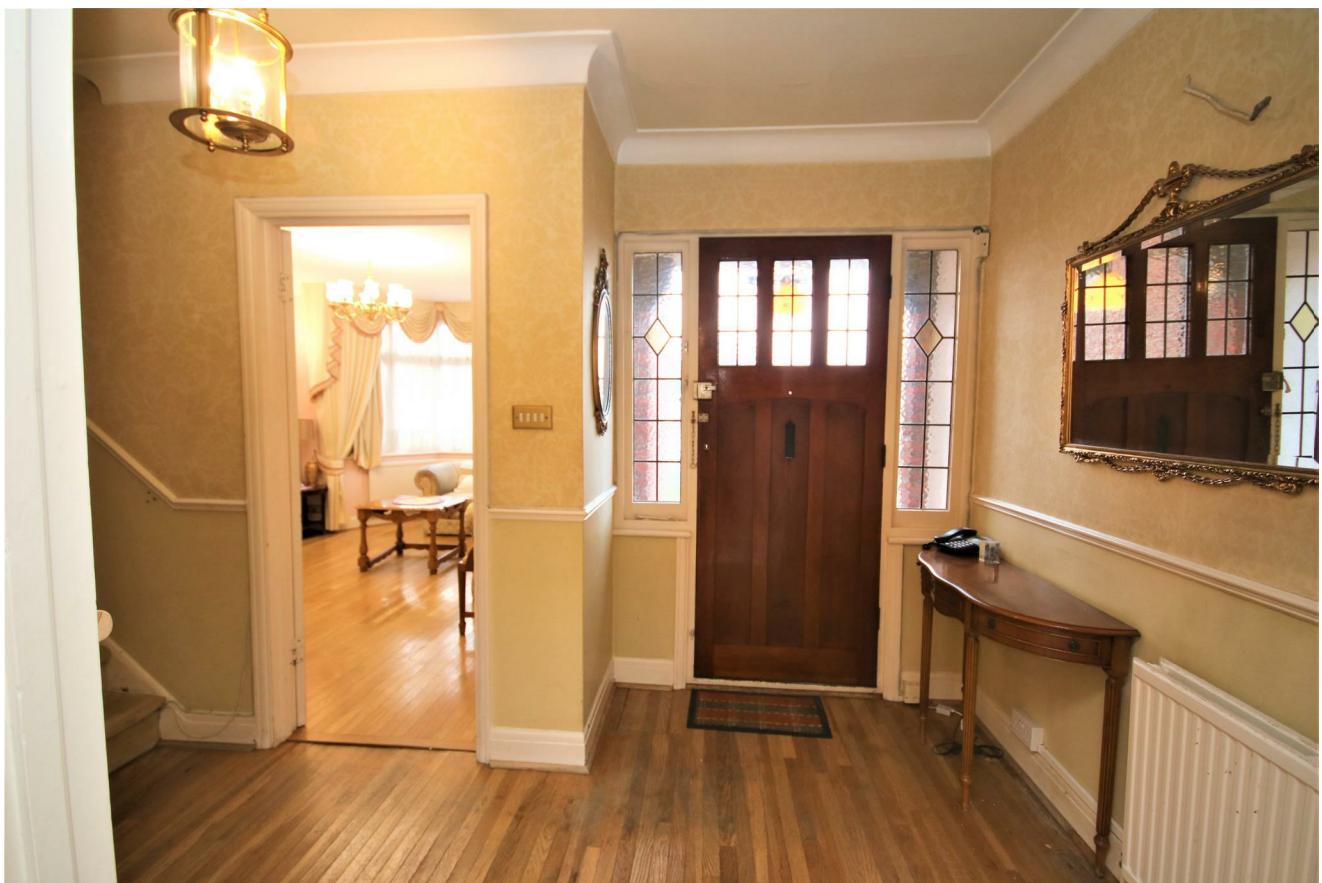
ENTRANCE HALL: PIC. 1 17'02 x 7'09 (5.23m x 2.36m)

Attractive Entrance Hall with Original Wood Strip Flooring, Wide Access to Extended Rear Reception Room. Also Direct Access to Front Reception Room, Kitchen/Diner & Downstairs Cloakroom.



ENTRANCE HALL: PIC. 2

Part Glazed Wooden Door, Side Window & Glazed Side Panel. Radiator, Cornicing, Radiator. Dado Rail.



EXTENDED REAR RECEPTION ROOM: PIC. 1 28'03 x 12'07 (8.61m x 3.84m)

Very Spacious Rear Reception Room with Marble Fireplace, Leaded Light Door To Rear Garden & Patio Incorporated Into Rear Window. Cornicing.



EXTENDED REAR RECEPTION ROOM: PIC. 2

Different Aspect of Rear Reception Room. Also Double Doors to Kitchen/Diner.



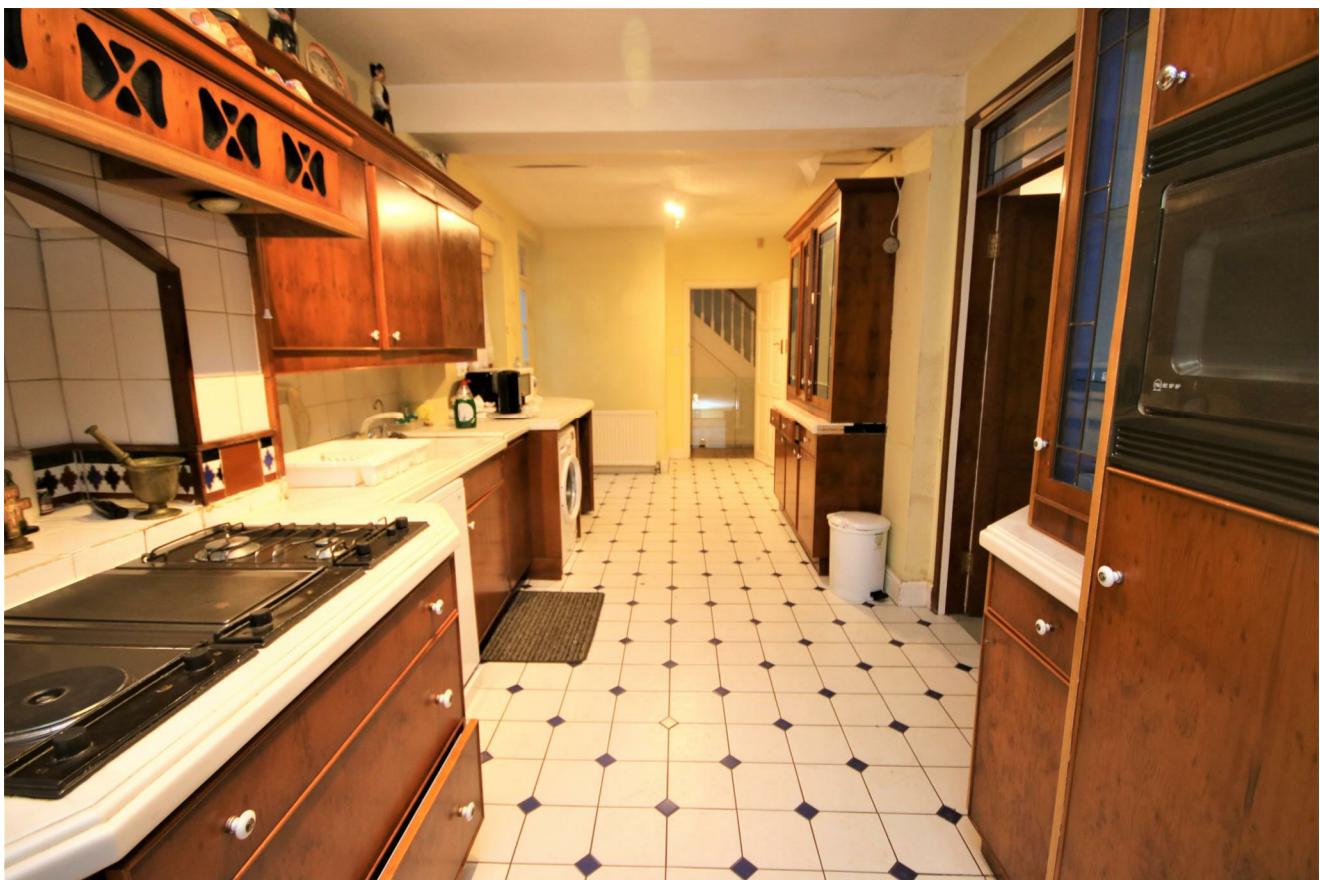
FRONT RECEPTION ROOM: 16'06 x 12'01 (5.03m x 3.68m)
Leaded Light Bay Window to Front, Radiator, Wooden Strip Flooring Matching with Hallway.



EXTENDED KITCHEN/DINER: PIC. 1 25'01 x 9'05 (7.65m x 2.87m)
Extended & Spacious, Wooden Floor & Wall Units, Large Glass Fronted Matching Display Unit with Cupboards Beneath, Gas & Electric Hob, Eye Level Oven, Eye Level Built in Oven, Ceramic Flooring. Windows to Rear and to Side. Door to Side.



**EXTENDED KITCHEN/DINER: PIC. 2
Different Aspect.**



DOWNSTAIRS CLOAKROOM/SHOWER ROOM

**BEDROOM 1: 15'07 x 13'06 (4.75m x 4.11m)
Window to Rear, Radiator.**



BEDROOM 2: 16'06 x 12' (5.03m x 3.66m)
Leaded Light Bay Window to Front, Fitted Wardrobes, Radiator.



BEDROOM 3: 11'07 x 7'11 (3.53m x 2.41m)
Leaded Light Window to Front, Fitted Wardrobes, Radiator.



VERY LARGE BATHROOM/SEP. WC 9'08 x 8'10 (2.95m x 2.69m)

Panelled Bath, His & Hers Wash Hand Basins with Mixer Taps and Cupboards Beneath, Bidet. Fully Tiled Walls, Ceramic Flooring. Window to Side Plus Arched Stained Glass Window. Radiator.



FULL WIDTH FIRST FLOOR LANDING: PIC. 1

This Area Could Make an Ideal Study or Seating Area, or a Small Bedroom, or Even an En Suite to Either Bedroom 1 or 2. Attractive Arched Stained Glass Window to Front. Cornicing.



FULL WIDTH FIRST FLOOR LANDING: PIC. 2 25' x 5'10 (7.62m x 1.78m)
Bay Window to the Side.

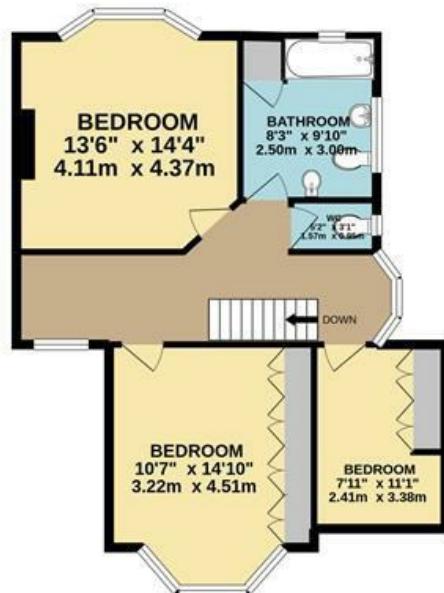
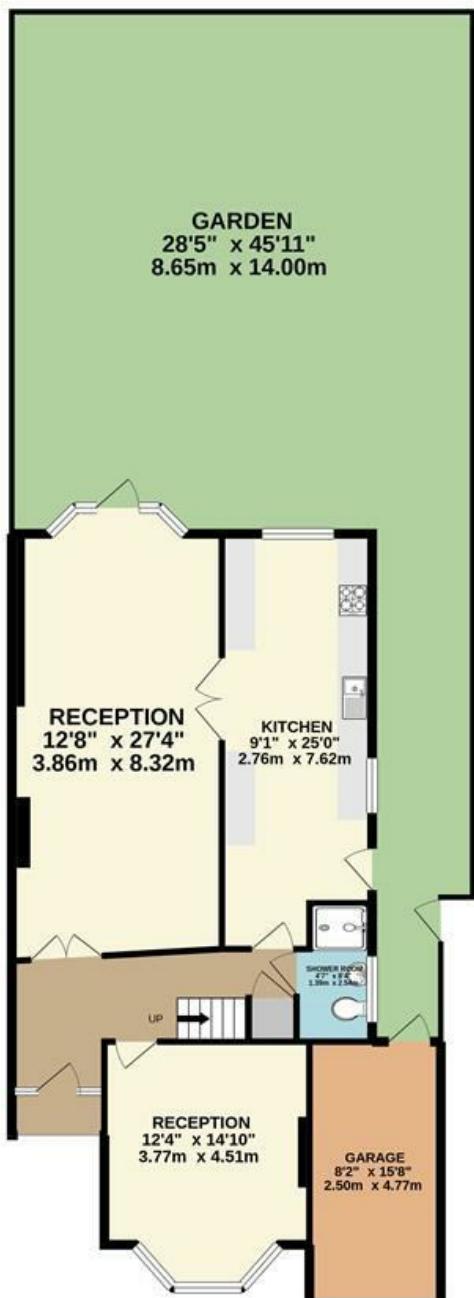


REAR GARDEN:
Mainly Laid to Lawn, Some Paved Patio Area.



REAR ELEVATION OF PROPERTY:





TOTAL FLOOR AREA : 1654 sq.ft. (153.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	78	43

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.