



## **NORRYS ROAD, COCKFOSTERS, EN4**

Situated in one of Cockfosters' more sought-after residential streets, just off Mount Pleasant. We are pleased to offer for sale this stunning 4 double bedroom, 4 bathroom (3 are shower rooms) semi-detached house, CHAIN FREE. Thoughtfully extended, loft converted, beautifully presented and ready to be a home for it's next family. Simply too much to mention!!

To the ground floor there is a separate front reception room, 28ft x 25ft L-shaped kitchen, dining & family room, utility room, downstairs WC/shower room, an amazing 160ft west-facing garden offering great views and a 20ft raised patio area. In the loft there are 2 double bedrooms and a bathroom, whilst on the first floor, there 2 double bedrooms, 1 with an ensuite shower room, a separate shower room, plus a nursery/study.

The property has been finished & maintained to a high standard, boasting Amtico or solid wood floors to the ground floor, fully double glazed and with UPVC soffits & fascias, insulated colour rendering on the outside walls, is fully alarmed and has security cameras front & rear, plus solar panels with battery storage and even a resin low maintenance driveway. It is well located within a short walk of Cockfosters parade & station (Picc. line) and being within catchment of the areas excellent schools, shops restaurants & parks.



### **ACCOMMODATION**

\* OFFERED CHAIN FREE \* STUNNING EXTENDED & LOFT CONVERTED SEMI-DETACHED HOUSE \* 4 DOUBLE BEDROOMS + A NURSERY/STUDY \* 2 ENSUITE SHOWER ROOMS & A BATHROOM \* FRONT RECEPTION ROOM \* 28FT X 25FT L-SHAPED MODERN FITTED KITCHEN/DINER/FAMILY ROOM \* UTILITY ROOM \* GUEST WC/SHOWER ROOM \* 160FT WEST-FACING & BEAUTIFULLY KEPT GARDEN WITH JACUZZI \* 20FT RAISED PATIO WITH GLASS BALUSTRADE \* SIDE ACCESS TO GARAGE/WORKSHOP + SUMMERHOUSE \* RESIN DRIVEWAY FOR OFF STREET PARKING \*

\* SERVICES: GAS CENTRAL HEATING \* SOLAR PANELS WITH BATTERY STORAGE \* WATER SOFTENER \* AIRCONDITIONING IN LOUNGE AREA \*

FEATURES: DOUBLE GLAZING (SOME WITH INTEGRAL VENETIAN BLINDS) \* UPVC GUTTERS/SOFFITS & FASCIAS \* INSULATED COLOUR RENDER TO EXTERNAL WALLS \* FULLY ALARMED \* SECURITY CAMERAS FRONT & REAR \*

**PRICE: £995,000 FREEHOLD**



### ENTRANCE HALL

Enter into the bright entrance hall with oak effect Amtico flooring, neutral white decor. Doors giving access to the front reception & Kitchen/Dining/Family Room and carpeted stairs to the upper floors.



### FRONT RECEPTION 16'8 x 11'11 (5.08m x 3.63m)

Curved Double Glazed bay window to front, solid oak flooring, neutral white decor with coving to the ceiling, oak panelling to one wall, wall lights & pendant lighting.





**FRONT RECEPTION (pic 2)**



**KITCHEN / DINING / FAMILY ROOM 28'11 x 25'7 (8.81m x 7.80m)**

Enter from the entrance hall which leads into the dining area. Access to the utility room, oak effect Amtico flooring with underfloor heating, neutral white decor, ceiling lighting and spotlights, following through to the open-plan kitchen/family room with light well in the ceiling, aluminium double glazed windows to the rear and aluminium tilt & turn doors out to the 20ft raised patio, all with integral venetian blinds.





**DINING AREA**  
Gas feature fireplace, pendant lighting to the ceiling.



**LUXURY KITCHEN AREA**

Double glazed window to rear with integral venetian blinds, oak effect Amtico flooring, spotlights and a light well. Grey gloss handleless wall & base units with led lighting, white quartz worktops with stainless steel undermounted sink & Quooker boiling water tap. Quartz topped Island/breakfast bar with integrated induction hob & ceiling mounted extractor fan. Integrated appliances include; Four integrated ovens (a Combi Microwave, Steam oven and 2x Fan Assisted ovens), dishwasher, wine cooler & space for double width fridge/freezer.





### LOUNGE AREA

Aluminium tilt & turn double glazed doors to the rear with integral venetian blinds, oak effect Amtico flooring, spotlights to the ceiling, plus the added benefit of Air-conditioning & a log burner.



### UTILITY ROOM/2nd KITCHEN 8'1 x 8'0 (2.46m x 2.44m)

Double glazed window to the side, spotlights to the ceiling & tiled flooring. Fitted wall & base units with black quartz worktops, undermounted stainless steel sink & mixer tap. Integrated fridge/freezer, plumbed for washing machine, Vaillant Central Heating boiler with Megafluo (upstairs).





### **DOWNSTAIRS WC / SHOWER ROOM**

Double glazed window to the side. Fully tiled shower room comprising a walk-in shower, low flush WC & wash hand basin.



### **FIRST FLOOR LANDING**

Double glazed window to the side. Carpeted stairs & landing, with wooden handrail and glass balustrade. Access to the study, bedrooms 1 & 2, shower room & stairs upto the loft.





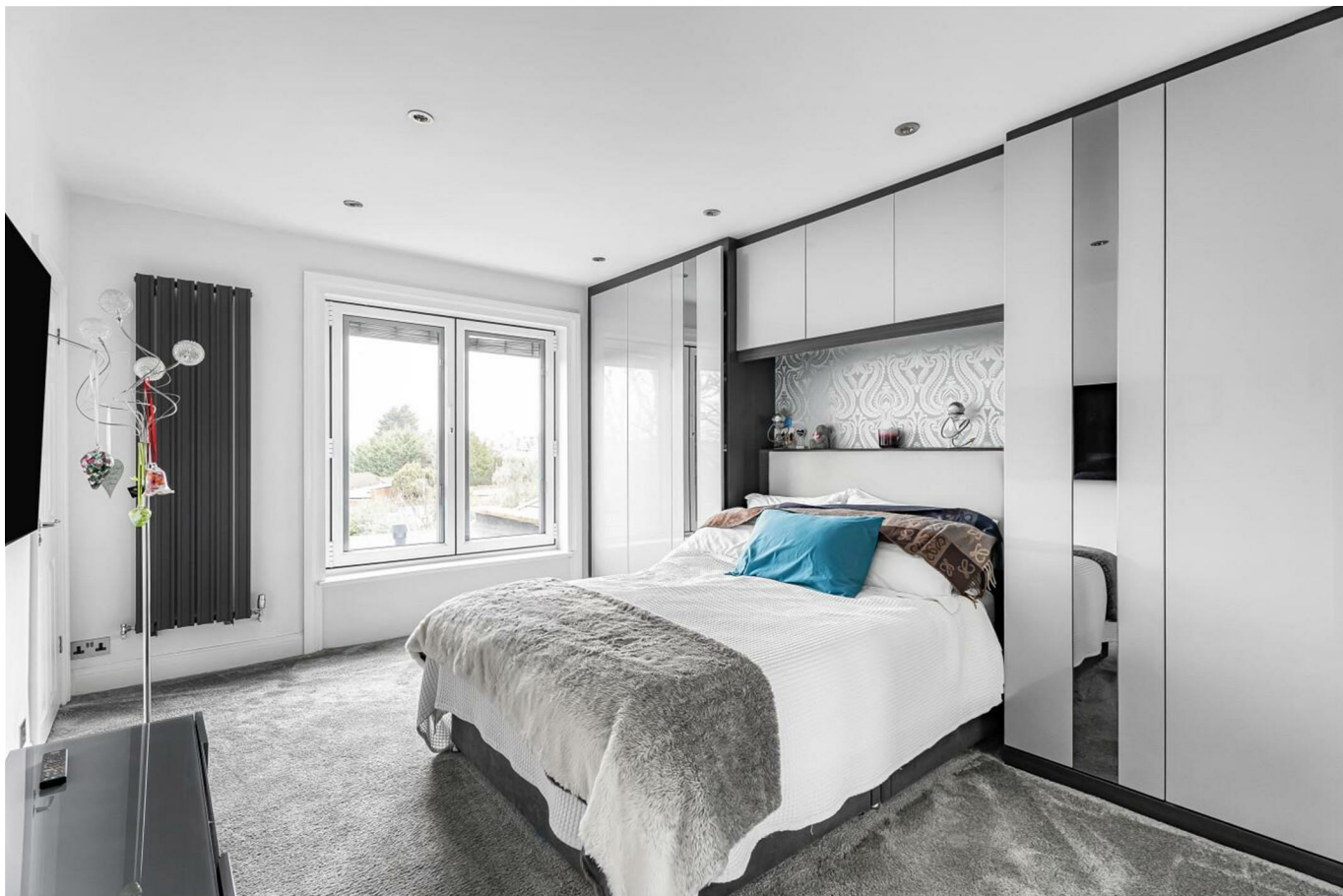
**BEDROOM 1 (front) 16'10 x 11'7 (5.13m x 3.53m)**

Double glazed curved bay window to the front, with radiator beneath. Solid oak flooring, with fitted wardrobes to one wall, coving & pendant lighting to the ceiling.



**BEDROOM 2 (rear) 15'10 x 10'11 (4.83m x 3.33m)**

Double glazed window to the rear with integral venetian blinds. Carpeted floor, spotlights to the ceiling & access to the ensuite shower room. Fitted wardrobes to one wall, either side of the bed (one housing the Megaflo cylinder).





### ENSUITE SHOWER ROOM

Double glazed window to the rear with integral venetian blinds. Fully tiled shower room comprising a walk in shower, with glass partition, overhead rain shower & hand held shower head. Wash hand basin with vanity unit beneath & mirrored cabinet above. Low flush WC.



### NURSERY / STUDY 6'5 x 4'8 (1.96m x 1.42m)

Double glazed window to the front, with radiator beneath. Carpeted floor.





### **FAMILY SHOWER ROOM**

Double glazed frosted window to the side. Fully tiled family shower room comprising a walk in shower, with glass partition, overhead rain shower & separate hand held shower. Low flush WC & wash hand basin with vanity unit beneath & mirrored cabinet above.



### **BEDROOM 3 (loft) 12'2 x 10'4 (3.71m x 3.15m)**

Double glazed window to the rear. Carpeted floor, with coving & pendant lighting to the ceiling. Fitted wardrobes to one wall.





#### **BEDROOM 4 (loft) 17'2 x 9'1 (5.23m x 2.77m)**

**Double glazed Velux windows to the front, one with radiator beneath. Carpeted floor, with access to the eaves.**



#### **BATHROOM (loft)**

**Frosted double glazed window to the rear. Fully tiled bathroom comprising a panelled bath, wall hung sink with vanity unit beneath & mirror above & low flush WC.**





**REAR GARDEN approx 160'0 long (approx 48.77m long)**

A large 160ft West-facing garden, mainly laid to lawn with a summer house and sheds at the rear end.

Can be accessed via the side door with a block paved path down to the garage/workshop and into the garden. It can also be accessed through the doors in the lounge area onto the large raised patio with its toughened glass balustrade, offering stunning views over Barnet and with steps down to the garden past the Jacuzzi and onto the lawn with its stepping stone path to the rear.

There is even a zip-line for the kids.



**RAISED PATIO 20'0 x 18'0 (6.10m x 5.49m)**

Large paved Patio with toughened glass balustrade, offering amazing views across the garden and over Barnet.





## JACUZZI



## SUMMERHOUSE

Second patio area leading to the lovely summer house.





**REAR ELEVATION**



**GARAGE / WORKSHOP**





## Norrys Road, Cockfosters, EN4

**Approximate Gross Internal Area 1983 sq ft - 183 sq m**

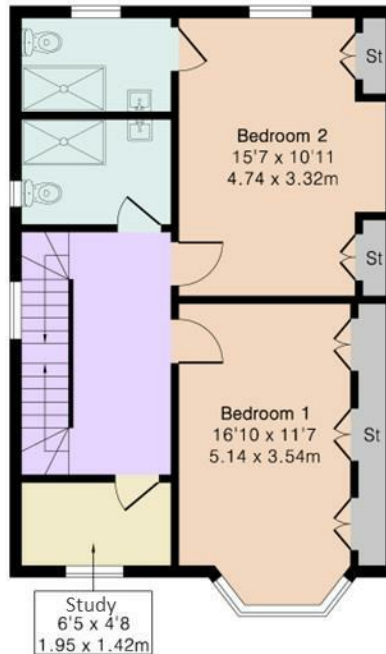
Ground Floor Area 973 sq ft – 90 sq m

First Floor Area 639 sq ft – 59 sq m

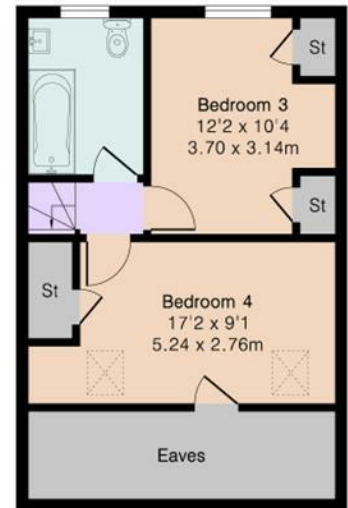
Second Floor Area 371 sq ft – 34 sq m



Ground Floor



First Floor



Second 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		75	79
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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