



FRESTON GARDENS, COCKFOSTERS, EN4

Nestled in the sought-after Freston Gardens of Cockfosters, this charming semi-detached house presents a fantastic opportunity for those seeking a spacious and versatile living space. Boasting three generous double bedrooms and bathroom, this property offers the potential for further extension, subject to obtaining the necessary planning permissions. The property is in need of updating.

There is a Double Glazed Porch leading to a large Entrance Hall. The 32'10 x 12'7 Through Lounge provides ample space for both relaxation and entertainment, as well as a useful 20'10 Lean-To Extension and a 16'1 x 9'10 Kitchen/Breakfast Room.

The property features a Downstairs Cloakroom and a covered side area. The large Loft is still intact and offers an excellent opportunity for conversion, subject to planning permission, adding further value to the property.

Outside is a level rear garden, while the deep front garden with a lawn and off-street parking provides both space and convenience. The Integral Garage with its Own Drive is a valuable addition, but there is the option of converting to another Reception Room - spp. Situated within walking distance of shops, buses, local amenities, and the Cockfosters Tube Station (Piccadilly Line), this property is ideally located for those seeking both convenience and connectivity. Additionally it is in the catchment area for good schools.

In summary, this property in Freston Gardens is a rare find, so don't miss the opportunity to make this house your home.



ACCOMMODATION

* DOUBLE GLAZED ENTRANCE PORCH * SPACIOUS ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * THROUGH LOUNGE * USEFUL LEAN TO STYLE EXTENSION * KITCHEN/MORNING ROOM * 3 DOUBLE BEDROOMS - ALL WITH FITTED WARDROBES * BATHROOM/SEP. WC * LEVEL REAR GARDEN * FRONT GARDEN WITH LAWN AND OFF STREET PARKING * INTEGRAL GARAGE WITH OWN DRIVE *

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

PRICE: £950,000 FREEHOLD O.I.R.O

ENTRANCE HALL: PIC. 1 17'6 x 7'11 (5.33m x 2.41m)

Understairs Cupboard, Coat Cupboard, Gold Fluted Radiator with Shelf Over. Double Doors to Through Lounge. Door to Kitchen/Breakfast Room and Access to DOWNSTAIRS CLOAKROOM.



ENTRANCE HALL: PIC. 2

Showing Double Glazed Doors and Window to Side, Stairs to First Floor with Wrought Iron Balustrades. Cornicing.



THROUGH LOUNGE: 32'10 x 12'7 (10.01m x 3.84m)

A Spacious Through Room Ideal for Entertaining. French Doors Connecting to the Useful Lean To Style Extension.



LOUNGE AREA:

Showing Double Glazed Bay Window to Front, Curved Radiator, Cornicing, Wall Light Points, Cornicing.



DINING AREA:
Ample Space for a Large Dining Table, Wall Light Points, Double Radiator, Cornicing.



KITCHEN/BREAKFAST ROOM: 16'1 x 9'10 (4.90m x 3.00m)
Fitted Units and Stainless Steel Sink with Mixer Taps on One Side and Plumbing for a Dishwasher on One Half, Whilst the Other Half Is Allocated for Dining. Arch to Useful Leant To Style Extension. Door to Covered Sideway, with a Further Door to the Garden. Double Glazed Window Overlooking the Rear Garden.



USEFUL LEAN-TO EXTENSION: 20'10 x 10'2 (6.35m x 3.10m)

3 Double Glazed Windows - 2 to the Rear Overlooking the Garden, and 1 to the Side, Door to Garden, Laminate Flooring, 2 x Double Radiators. Cornicing.



BEDROOM 1: 17'3 x 12'3 (5.26m x 3.73m)

Regency Style Fitted Wardrobes Along 1 Wall with 3 Double Sets of Doors with Ornamental Mouldings, Wall Light Points, Double Glazed Bay Window with Curved Radiator. Matching Headboard and Side Tables.



BEDROOM 2: 15'4 x 12'3 (4.67m x 3.73m)

Double Glazed Window to Rear, Fitted Wardrobes, with Dressing Table Recess and Cupboards Above, Cornicing, Radiator.



BEDROOM 3: 12'5 x 10'3 (3.78m x 3.12m)

Double Glazed Window to Front, Radiator, Fitted Wardrobes, Cornicing. Door Accessing to Eaves Storage.



BATHROOM/SEP. WC 6'10 x 7'10 (2.08m x 2.39m)

Could be Enlarged to Incorporate the Separate WC. Double Glazed Window, Double Radiator, Panelled Bath with Mixer Taps and Shower Attachment, Wash Hand Basin with Cupboard Beneath.



REAR GARDEN:

A Good Sized Rear Garden on Level Ground. Mainly Laid to Lawn.



FRONT GARDEN & OFF STREET PARKING: PIC. 2
Also Showing Outlook to Front.



REAR ELEVATION OF THE PROPERTY:
Also Showing the Scope & Potential - Subject to Usual Consents.



