



LANGFORD CRESCENT, COCKFOSTERS, EN4

A PROFESSIONALLY EXTENDED 3/4 BEDROOM & 2 BATHROOM SEMI-DETACHED HOUSE IN BOTH A POPULAR & CONVENIENT LOCATION FOR COCKFOSTERS TUBE STATION (PICC. LINE), & OTHER LOCAL AMENITIES.

On the Ground Floor there is a Through Lounge Leading to a 26'5 Well Fitted Kitchen./Diner, a Study/Bedroom 4 with Connecting Door the Downstairs Cloakroom/Shower Room/Wetroom. There are 3 Further Bedrooms on the First Floor & Modern Bathroom.

The Rear Garden is Mainly Laid to Lawn + a Patio Area and there is Off Street Parking to Front + a Side Access Suitable for Wheelchair Access, Thereby Making the Ground Floor Bedroom Suitable for an Elderly/Disabled Person. There is Still Scope & Potential to Add Further Bedrooms Over the Garage & Rear Extension - Subject to Usual Consents.

Only Minutes to All of Cockfosters Local Amenities, Including Buses, Shops, Restaurants and Trent School, Whilst Other Schools are also Close By.

Offered Chain Free & Certainly Worthy of an Internal Viewing.



ACCOMMODATION

- * ENTRANCE HALL * THROUGH LOUNGE * LARGE FITTED KITCHEN/DINER * STUDY/BEDROOM 4**
- * LARGE DOWNSTAIRS CLOAKROOM/SHOWER ROOM/WETROOM * 3 FURTHER BEDROOMS ON THE FIRST FLOOR & MODERN BATHROOM * REAR GARDEN * PAVED OFF STREET PARKING ***
- FURTHER EXTENSION POTENTIAL - SUBJECT TO USUAL CONSENTS ***
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, PARQUET FLOORING ***

PRICE: £850,000 FREEHOLD

ENTRANCE HALL: PIC. 1

Part Stained Glass Front Door, Radiator, Parquet Flooring, Access to All Rooms on the Ground Floor & Stairs to the First Floor.



ENTRANCE HALL: PIC. 2

Different Aspect Showing Straight Out Onto the Rear Garden.



RECEPTION ROOM & LUXURY FITTED KITCHEN/DINER 32' x 26'5 (9.75m x 8.05m)
This is a Vast Semi-Open Plan Area.



THROUGH LOUNGE: PIC. 1
Cast Iron Fireplace, Double Glazed Bay Window to Front, Parquet Flooring, Radiators.



THROUGH LOUNGE: PIC. 2



THROUGH LOUNGE: PIC. 3



FITTED KITCHEN/DINER: PIC. 1 26'5 wide (8.05m wide)
Ample Dining Area & Well Fitted Kitchen. Large Double Glazed Sliding Patio Doors.



FITTED KITCHEN/DINER: PIC. 2



**FITTED KITCHEN:
Ample Base Units, Range Cooker, Integrated Appliances.**



INTERCONNECTING LIVING/DINING AREAS



STUDY/BEDROOM 4: 17'3 x 7'10 (5.26m x 2.39m)

A Very Useful & Versatile Room with Double Glazed Window to Front, Radiator, Door Connecting with Downstairs Wetroom. Parquet Flooring.



DOWNSTAIRS CLOAKROOM/WETROOM:

A Very Large WetRoom with Walk in/Wheel in Shower, Low Flush WC., Wash Hand Basin, Double Glazed Window to Side.



BEDROOM 1: 13'7" x 10'7" (4.14 x 3.23)
Double Glazed Bay Window to Front, Radiator.



BEDROOM 2: 11'10" x 10'9" (3.61 x 3.28)
Double Glazed Window to Rear, Fitted Wardrobes, Radiator.



BEDROOM 3: 8'4" x 6'9" (2.54 x 2.06)
Double Glazed Window to Front, Radiator.



UPSTAIRS BATHROOM:



REAR GARDEN:



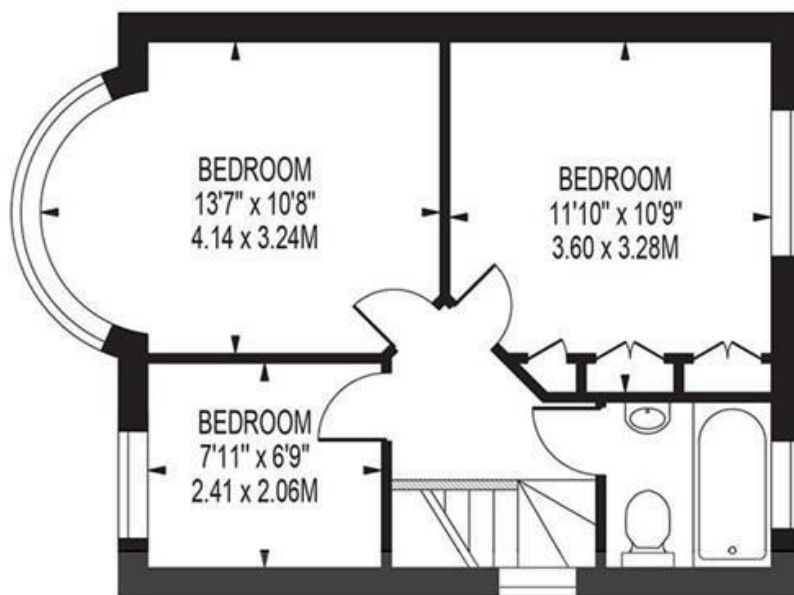
REAR ELEVATION OF PROPERTY:

Showing Ground Floor Extension & Scope to Add Further Bedrooms and Bathroom/s to the First Floor - Subject to Usual Consents.

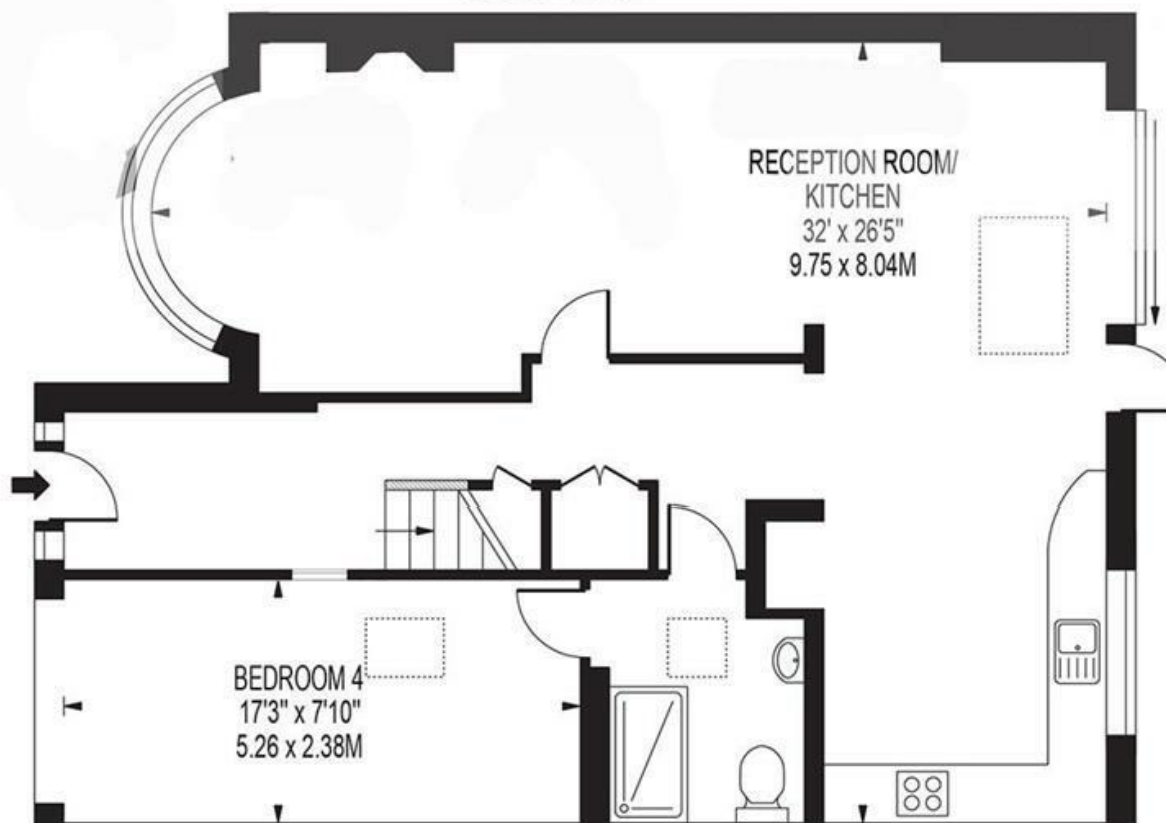


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APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1253 SQ FT - 116.37 SQ M



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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