



## **ASHURST ROAD, COCKFOSTERS, EN4**

We are pleased to offer for sale this beautiful double-fronted 5 bedroom, 3 bathroom home which has been recently renovated & is beautifully presented, on a wider than average plot.

As you enter there is a welcoming entrance hall leading to the inner hallway, two large reception rooms and a stylishly fitted 20ft kitchen/dining/family room on the ground floor. To the first floor you will find three double bedrooms, one with ensuite, an additional single bedroom & a luxury family bathroom. Then, in the loft you will find a large master bedroom (with potential to create a walk-in wardrobe), a separate shower room & access to the eaves, offering lots of handy storage.

There is a 76ft rear garden, beautifully presented and well-kept, offering a tranquil space to relax and at the front, the property has an integral garage with its own driveway and off-street parking for a couple of cars.

Situated at the upper end of Ashurst Road in Cockfosters, you're just a stone's throw away from good schools, including Trent Primary School, JCoSS, Southgate, and East Barnet Secondary Schools. It is also within a 5 minute walk to Cockfosters High Street, Underground station (Picc Line) & a variety of restaurants, cafes, supermarkets and stunning Trent Country Park.

**VIEWING IS A MUST TO TRULY APPRECIATE THIS WONDERFUL PROPERTY.**



### **ACCOMMODATION**

**\* STUNNING & RECENTLY RENOVATED \* EXTENDED DOUBLE-FRONTED SEMI DETACHED FAMILY HOME \* 5 BEDROOMS & 3 BATHROOMS \* 2 RECEPTION ROOMS \* 20FT MODERN KITCHEN / DINER / FAMILY ROOM \* UTILITY ROOM \* GUEST WC \* 76FT TRANQUIL & BEAUTIFULLY KEPT GARDEN WITH SIDE ACCESS \* DRIVEWAY WITH OFF STREET PARKING \* INTEGRAL GARAGE \* WIDER THAN AVERAGE PLOT \***

**\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, UNDERFLOOR HEATING**

**PRICE: £1,295,000 FREEHOLD**

### ENTRANCE HALL

Enter through the composite door into this welcoming, bright entrance hall. Engineered oak flooring, radiator, picture rails & cornicing to the ceiling & access to the inner hallway.



### INNER HALLWAY

A bright and spacious inner hallway with engineered oak flooring, carpeted stairs leading to the the first floor and access to the front reception room, lounge, kitchen/diner & guest WC.



### KITCHEN / DINING ROOM 20'5" x 19'0" (6.22m x 5.79m)

Double glazed bi-fold doors to the rear & side, Velux windows above & spotlights to the ceiling, Vertical designer radiator, engineered oak flooring and access to the utility room. Luxury, high spec kitchen with sandstone handleless wall & base units with white quartz worktops and glass splashbacks to one wall and a wall of floor to ceiling units housing the integrated fridge & freezer, side-by-side Siemens oven & microwave oven.



### KITCHEN AREA

A different aspect showing the central feature island adorned with white quartz worktop, units beneath, an integrated drinks cooler beneath, large integrated Induction hob with extractor fan to the ceiling and a breakfast bar seating area.





**DINING AREA**

**Situated to the rear of the Kitchen/Diner by the bi-folding doors with a picturesque view out to the garden.**



**LOUNGE 16'9" x 15'0" (5.11m x 4.57m)**

**Double glazed bay window to the rear letting in lots of natural light. Engineered oak flooring, vertical designer radiator & wrought iron wood burner. High ceilings further enhancing the sense of space.**



**RECEPTION ROOM 16'5" x 15'0" (5.00m x 4.57m)**

**Large double glazed bay window to the front with radiator beneath. Carpeted, with picture rails, coving to the ceiling, pendant lighting & wood burner.**



**BEDROOM 1 (LOFT) 23'8" x 19'9" (7.21m x 6.02m)**

**Dual aspect with double glazed Velux windows to the front & double glazed Juliet balcony to the rear and a further double glazed window to the rear. Carpeted with spotlights to the ceiling. L shaped bedroom with an area currently used as a dressing area which could easily be made into a dressing room. Access to the eves which offer lots of storage space.**



**BEDROOM 1 (LOFT) PIC 2**

**A different aspect showing the Juliet balcony to the rear.**



**BEDROOM 1 (LOFT) DRESSING AREA/EVES ACCESS**  
**A different aspect showing the current dressing area & access to the eves.**



**LUXURY SHOWER ROOM (LOFT)**

**Velux window to the front, fully tiled luxury shower room comprising of a walk in shower, low flush WC & wash hand basin with vanity unit beneath & fitted mirror above. Underfloor heating & chrome heated towel rail.**



**BEDROOM 2 19'2" x 12'8" (5.84m x 3.86m)**

**Two double glazed windows to the front with radiators beneath. Carpeted, with pendant lighting and fitted wardrobes. Access to the ensuite shower room.**



**LUXURY ENSUITE**

**Double glazed frosted window to the side. Fully tiled with underfloor heating & a heated towel rail. Corner quadrant shower, low flush WC, wall hung wash hand basin with chrome mixer tap, vanity unit below & fitted mirror above.**



**BEDROOM 3 17'0" x 15'0" (5.18m x 4.57m)**

**Large leaded double glazed bay window to the front with radiator beneath. Carpeted, with cornicing & pendant lighting to the ceiling. Original picture rail detail.**



**BEDROOM 4 15'0" x 13'8" (4.57m x 4.17m)**

**Double glazed window to the rear with radiator beneath. Cornicing & pendant lighting to the ceiling, with picture rail detail.**



### **BEDROOM 5 9'10" x 6'11" (3.00m x 2.11m)**

**Double glazed window to the rear with radiator beneath. Carpeted with cornicing & pendant lighting to the ceiling, with picture rail detail.**



### **LUXURY MAIN BATHROOM**

**Double glazed frosted window the side. Tiled floors & partially tiled walls with underfloor heating & chrome heated towel rail. A beautifully appointed bathroom with a full sized panelled bath, double shower cubicle, low flush WC & wall hung wash hand basin with vanity unit beneath & fitted mirror above.**



## VIEW OVER THE GARDEN



**GARDEN 76'1" x 39'1" (23.19m x 11.91m)**

**A very well kept, beautiful zoned garden mainly laid to lawn with 2 patio areas & mature trees & shrubs. Side access.**



**GARDEN (PIC 2)**  
**A different aspect showing one of the patio areas.**



**REAR ELEVATION**



**Approximate Gross Internal Area 2466 sq ft - 229 sq m  
(Excluding Garage)**

Ground Floor Area 1011 sq ft – 94 sq m

First Floor Area 1005 sq ft – 93 sq m

Second Floor Area 450 sq ft – 42 sq m

Garage Area 178 sq ft – 16 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		66	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.