



KENT DRIVE, COCKFOSTERS, EN4

A 3 BEDROOM HALLS ADJOINING SEMI-DETACHED HOUSE IN VERY POPULAR LOCATION OFFERING GENEROUS SIZED ACCOMMODATION, MAKING THIS AN IDEAL FAMILY HOME CLOSE TO GOOD SCHOOLS & ALL LOCAL AMENITIES. There are 2 LARGE RECEPTION ROOMS & WELL FITTED KITCHEN/DINER, Entrance Porch & Downstairs Cloakroom. To the First Floor there are 3 Generous Bedrooms - All with Fitted Wardrobes, Large Bathroom & Separate WC. The Loft is Intact and is Suitable for a Large Conversion - SPP. It is Also Possible to Extend on the Ground Floor - again SPP. There is a GARAGE with Shared Frontal Drive in Accessed via Wrought Iron Gates, and PAVED OFF STREET PARKING TO FRONT, Plus a South Westerly Facing Garden. There is an Open Outlook to Front with Houses only one 1 side of the road. Conveniently located only .3 Miles from Cockfosters Tube Station (Picc. Line), Buses, Shops, Restaurants and Good Schools, including Southgate Secondary School & Trent Junior.
Offered Chain Free.



ACCOMMODATION

* ENTRANCE PORCH * OPEN PLAN REAR RECEPTION ROOM WITH ENTRANCE HALL * FURTHER RECEPTION ROOM * FITTED KITCHEN/DINER * DOWNSTAIRS CLOAKROOM * 3 GOOD SIZED BEDROOMS - ALL WITH FITTED WARDROBES * BALCONY OFF BEDROOM 3 * LARGE BATHROOM * SEP. WC. * SOUTH WESTERLY FACING REAR GARDEN * GARAGE WITH SHARED FRONTAL DRIVE IN * PAVED OFF STREET PARKING TO FRONT *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £850,000 FREEHOLD

ENTRANCE PORCH:
Part Glazed Mahogany Door with Side Windows. Inner Door.



REAR RECEPTION ROOM: 25'8 x 12'7 (7.82m x 3.84m)
Double Glazed Sliding Patio Doors to Rear Garden, Yorkstone Fireplace, 3 Double Radiators, Spotlights, Cornicing.



FRONT RECEPTION ROOM: 16'7 x 13' (5.05m x 3.96m)

Double Glazed Bay Window to Front, 2 x Circular Stained Glass & Leaded Light Windows to Flank Wall, 2 x Radiators, Cornicing.



DOWNSTAIRS CLOAKROOM:

Semi Built in Wash Hand Basin with Mixer Taps and Cupboards Beneath, Built in Low Flush WC. Double Glazed Frosted Window to Side.



FITTED KITCHEN/DINER: PIC. 1 22'6 x 6'10 widening to 8'6 (6.86m x 2.08m widening to 2.59m)
Well Fitted with Ample Floor & Wall Units, Eye Level Double Oven, Electric Hob, Larder Cupboards, Single Drainer Sink with Mixer Taps, Plus Small Sink with Waste Disposal. Widening to Dining Area with Double Glazed Windows & Double Glazed Door to Garden & Patio.



FITTED KITCHEN/DINER: PIC. 2
Dining Area.



BEDROOM 1: 16'7 x 13'4 (5.05m x 4.06m)

Double Glazed Window to Front, Fitted Wardrobes, Some with Mirrored Doors, Fitted Chests + Matching Fitted Chest of Drawers, 1 x Double & 1 x Single Radiator.



BEDROOM 2: 15'6 x 12'6 (4.72m x 3.81m)

Fitted Wardrobes with Sliding Mirrored Doors, Double Glazed Bay Window to Rear, Vanity Unit with Inset Sink & Cupboards Beneath. Double Radiator.



BEDROOM 3: 10'3 x 7'6 (3.12m x 2.13m'1.83m)

Fitted Wardrobe, Fitted Desk & Shelves, Fitted Cupboards Above Single Bed Redess. Radiator. Double Glazed Door to BALCONY.



BALCONY OFF BEDROOM 3:

With Open Outlook. It Might Also be Possible to Extend the 3rd Bedroom Further forwards - SPP.



LARGE BATHROOM: 9'6 x 8'8 (2.90m x 2.64m)

Panelled Bath with Mixer Taps, Separate Aqualisa Shower Unit, Glass Shower Screen, Vanity Unit with Cupboard Beneath, Further Cupboard Housing Washing Machine. Double Glazed Window to Side, Radiator. Fully Tiled Walls.



BATHROOM/SEP. WC.

Showing Bathroom & Separate WC. This Area Could Quite Easily be Combined.



REAR GARDEN:

South Westerly Facing Rear Garden. Not Overlooked. Paved Patio Area. Lawn. Widening to Rear Behind Garage & Workshop. Side Entrance.



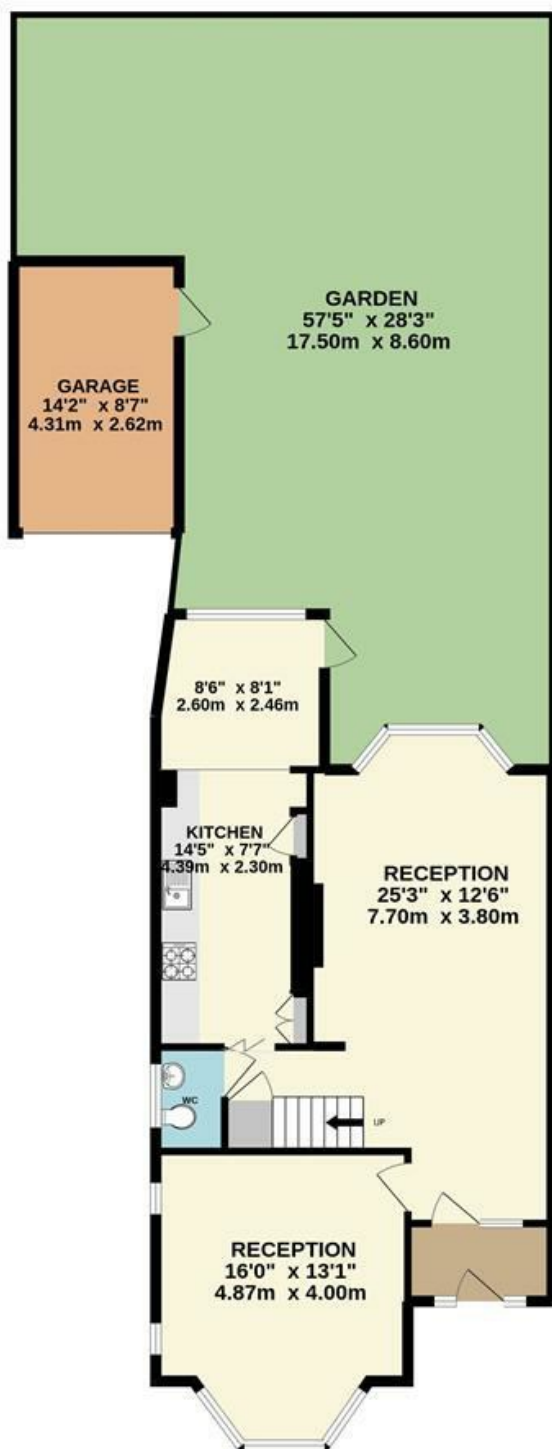
REAR ELEVATION & GARDEN:



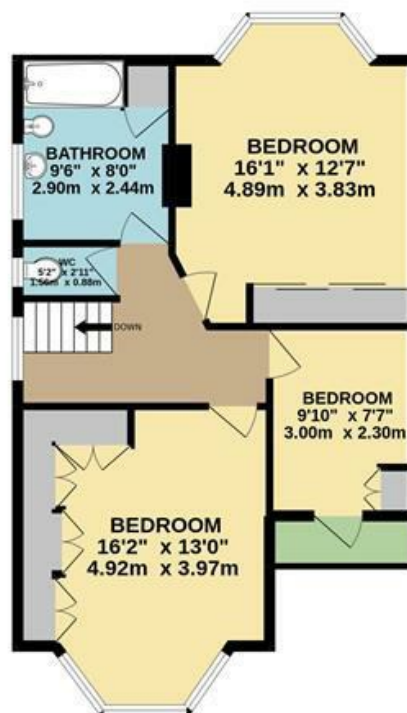
GARAGE WITH SHARED FRONTAL DRIVE IN & WORKSHOP:
Accessed Via Wrought Iron Gates Shared with Neighbouring Property.



GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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 illustrative 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	57	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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	
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(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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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.