



HAMILTON ROAD, COCKFOSTERS, EN4

We are pleased to offer for sale this Recently Refurbished, extremely spacious & professionally extended double fronted & double glazed semi-detached house offering 4 double bedrooms, 3 bathrooms (2 en-suites), 2 reception rooms and a 30ft luxury fitted kitchen/dining/family room across the whole rear of the property. There is also a utility room & downstairs cloakroom. One of the reception rooms is currently used as a home office, but could be used as an additional lounge or bedroom/guest room. To the rear, the property boasts a 50ft South-West facing rear garden with paved patio, BBQ area and a well-kept lawn leading to the large brick built out-building - perfect for use as a games room, home office or Gym. To the front there is a block-paved driveway providing off street parking for 3/4 cars and the house has CCTV and an Alarm for added security. The property is well-located for the local shops, schools and travel facilities of the Cockfosters area. In close proximity to excellent local schools including JCoSS Secondary.



ACCOMMODATION

- * WELCOMING ENTRANCE HALL * FRONT RECEPTION ROOM WITH BAY WINDOW * SEPARATE FAMILY ROOM * RECENTLY FITTED EXTENDED KITCHEN / DINING / FAMILY ROOM * DOWNSTAIRS CLOAKROOM * 4 GOOD SIZED BEDROOMS - TWO WITH ENSUITE * ADDITIONAL FAMILY BATHROOM * GOOD SIZED REAR SW FACING GARDEN * BRICK BUILT GARDEN ROOM * PAVED OWN DRIVE WITH OFF STREET PARKING TO FRONT *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * CCTV * ALARM SYSTEM *

PRICE: £1,150,000 FREEHOLD

ENTRANCE HALL

Enter through the partially glazed composite door into this welcoming entrance hall. Dark Oak effect laminate flooring, panelled walls with dado railing. Access to the front reception room, family room & kitchen / dining / family room.



FRONT RECEPTION 17'5 x 12'11 (5.31m x 3.94m)

A larger than average Reception room with Double Glazed Leaded Light Bay Window to Front, Attractive Limestone Fireplace with Gas Coal Fire, Coving, Double Radiator, Double Doors to Hallway. Spotlights.



FRONT RECEPTION (pic 2)



FAMILY ROOM - HOME OFFICE 13'2 x 11'8 (4.01m x 3.56m)
Large Double Glazed Leaded Light Window to Front, Double Radiator. Could be Used as a Guest Bedroom.



FAMILY ROOM - HOME OFFICE (pic 2)



LUXURY KITCHEN / DINING / FAMILY ROOM 30'2 x 15'0 (9.19m x 4.57m)

Triple Aspect with a Large Double Glazed Window, Door & French Doors to the rear. Well Fitted with Wooden Wall & Base Units, Large Dining Area & Professional Range Cooker. Large Stainless Steel Undermounted Sink Unit with water softener. Integrated Dishwasher, integrated under-counter Fridge & Freezer. White Quartz Worktops and Breakfast Bar. Skylight & Spotlights to the ceiling.



LUXURY KITCHEN / DINING / FAMILY ROOM (pic 2)

A different Aspect of the Luxury Fitted Kitchen/Diner/Family Room. Door to utility room with plumbing for washing machine and dryer.



DOWNSTAIRS WC 5'5 x 5'3 (1.65m x 1.60m)

Frosted Window to the rear. Large Wash Hand Basin with Mixer Taps & Cupboard Beneath, Built in Low Flush WC., Half Tiled Walls, Double Glazed Window. Chrome Heated Towel Rail.

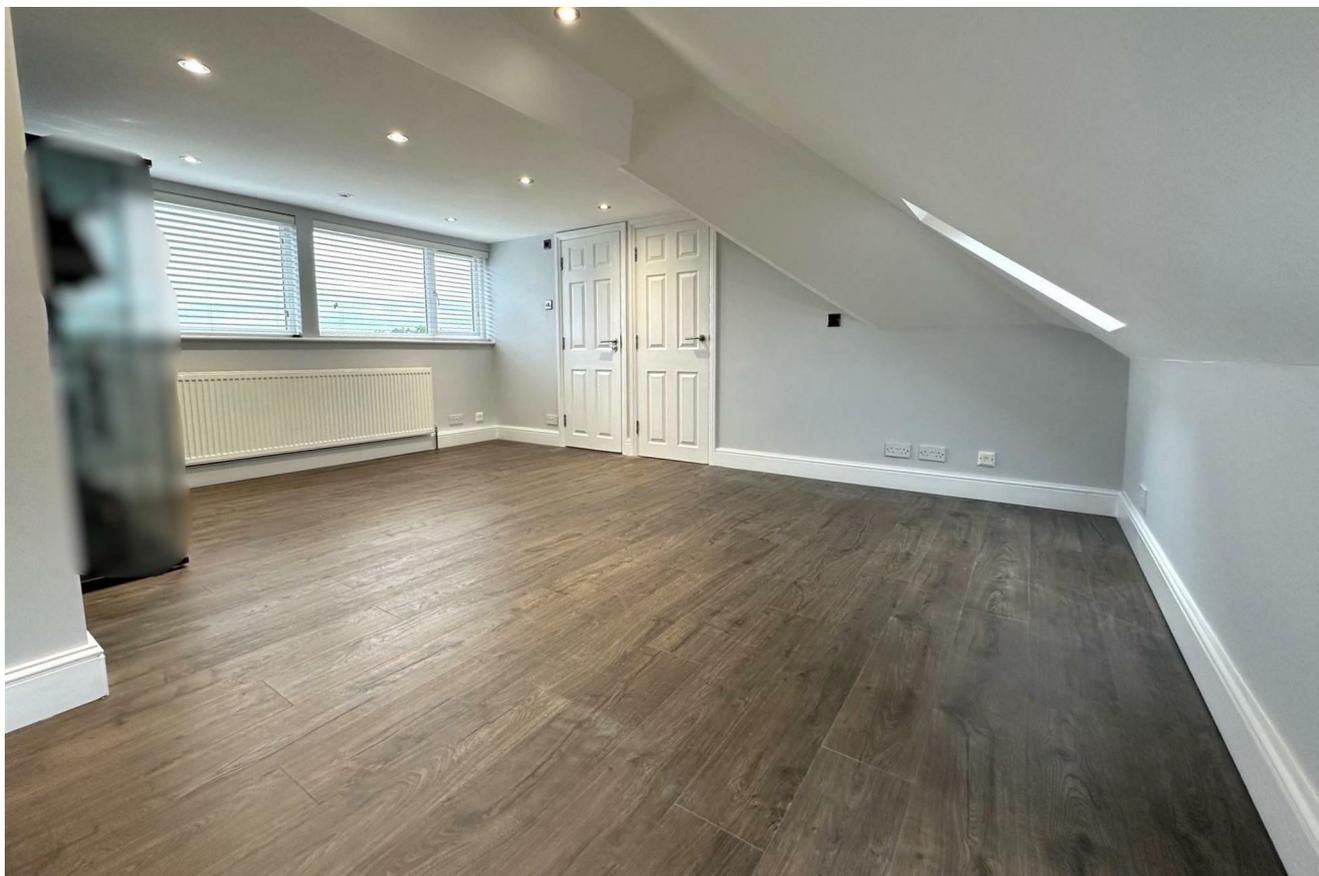


FIRST FLOOR LANDING



BEDROOM 1 - Loft 16'7 x 13'5 (5.05m x 4.09m)

Dual aspect with large double glazed window and two Velux double glazed windows, radiator. Dark Oak Effect Laminate Flooring. Access to the ensuite shower room.



BEDROOM 1 - Loft (pic 2)



ENSUITE SHOWER ROOM - Loft 6'0 x 5'6 (1.83m x 1.68m)

Frosted Double Glazed Window to the rear. Fully Tiled Shower Room with Walk in Shower Cubicle, Vanity Unit with Sink & mirror above. Chrome Heated Towel Rail.



BEDROOM 2 14'7 x 12'10 (4.45m x 3.91m)

Double glazed bay window to the front with Radiator beneath. Dark Oak Effect Laminate Flooring, pendant lighting.



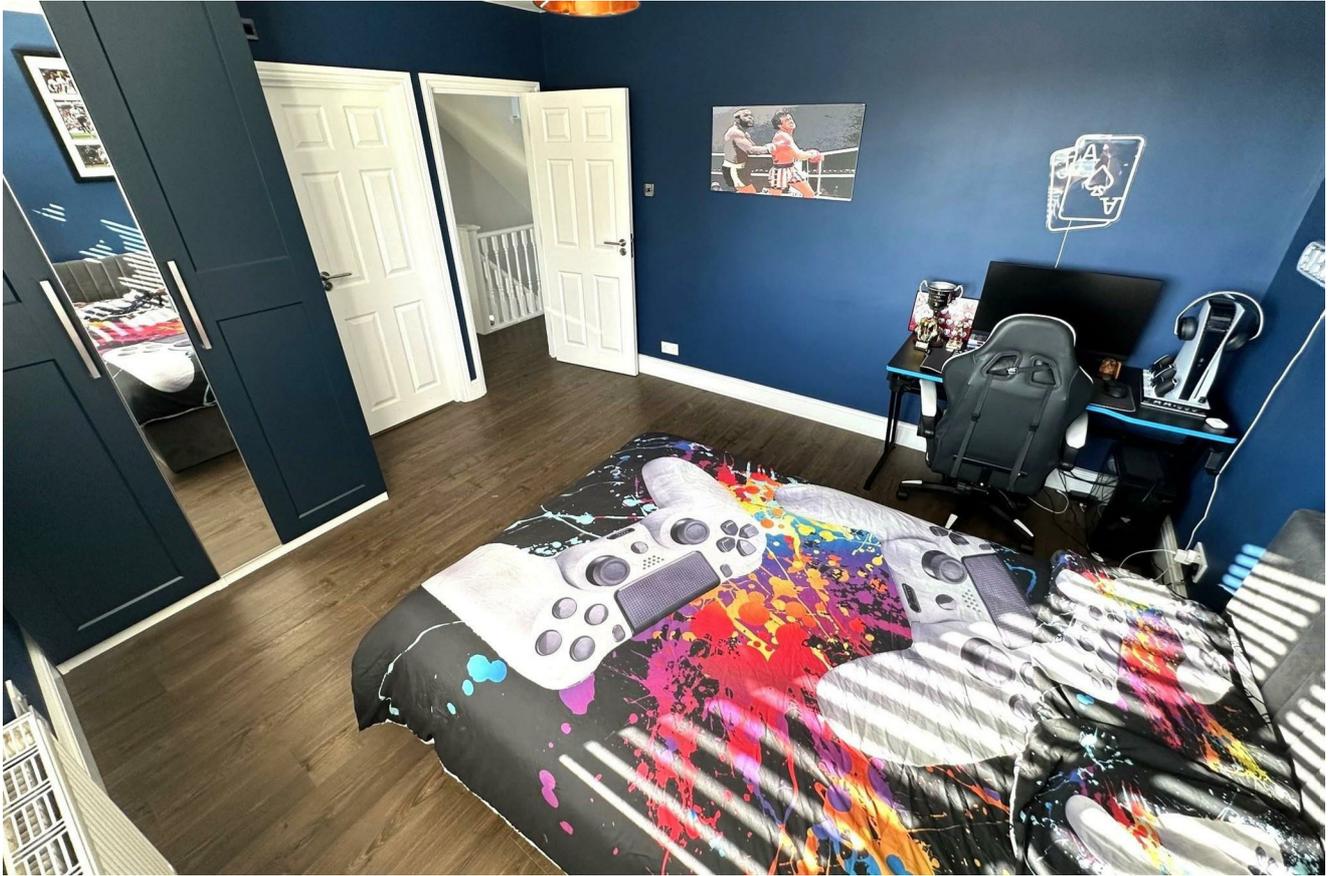
BEDROOM 2 (pic 2)

BEDROOM 3 12'10 x 10'11 (3.91m x 3.33m)

Double Glazed Window to Rear with Radiator Beneath. Dark Oak Effect Laminate flooring. Pendant lighting.



BEDROOM 3 (pic 2)



ENSUITE SHOWER ROOM

Frosted Double Glazed Window to the Rear. Fully Tiled Shower Room with Good Sized Glass Shower Cubicle, Vanity Unit with Sink & Mirror above, Mixer Taps.

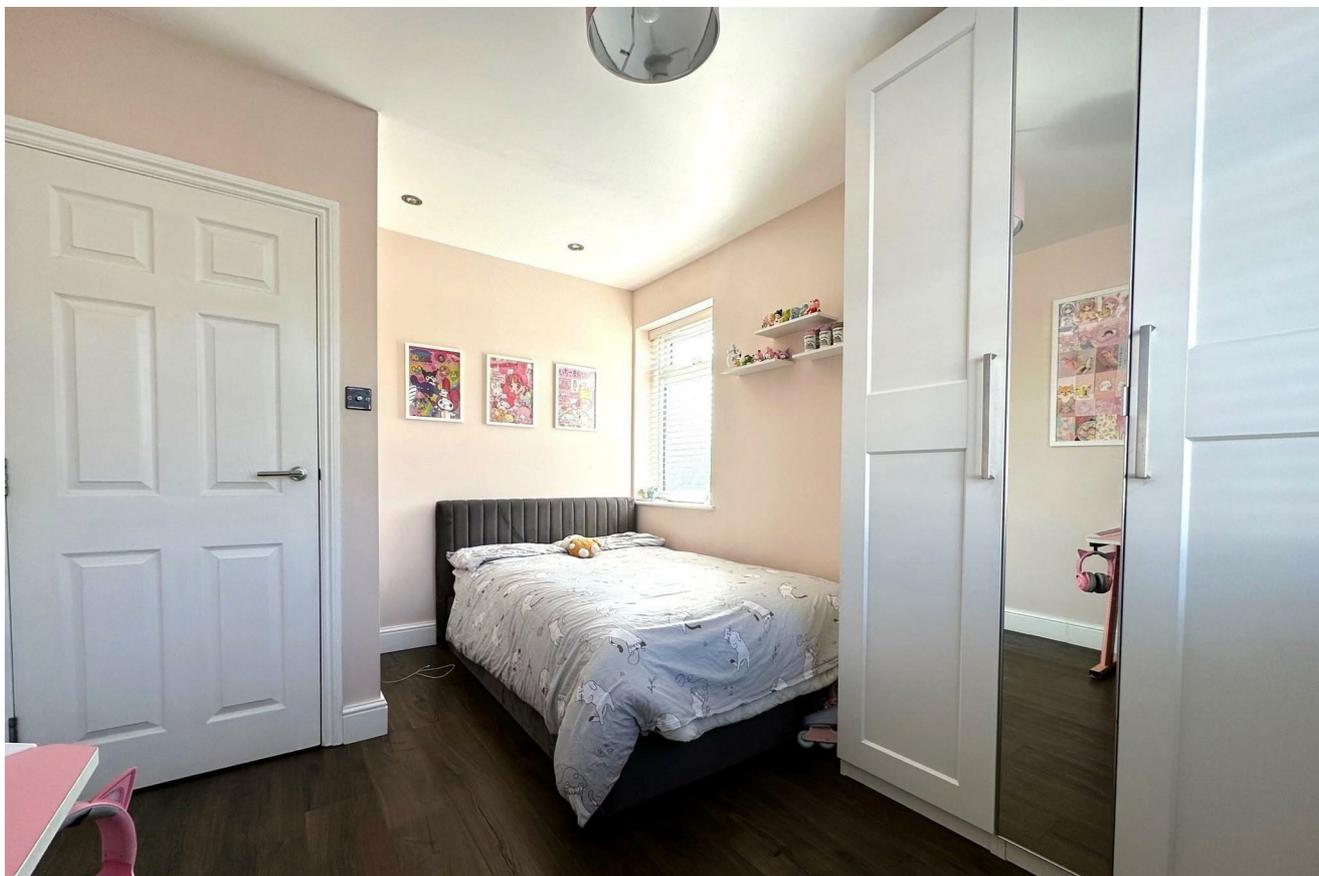


BEDROOM 4 11'9 x 9'9 (3.58m x 2.97m)

Dual aspect double Glazed windows the side & rear. Dark Oak Effect Laminate Flooring, Radiator, Pendant & Spot lighting.



BEDROOM 4 (pic 2)



FAMILY BATHROOM 9'7 x 6'11 (2.92m x 2.11m)

Frosted Double Glazed Window to the Rear. A Fully Tiled, Luxury Family Bathroom comprising of a Panelled Bath, Corner Shower Cubicle, Built in WC., Sink with Mixer Taps and Cupboard Beneath, Chrome Heated Towel Rail, Fully Tiled Walls & Floors.



GARDEN approx 50'0 (approx 15.24m)

Approx. 50ft long to the Out-Building, Bright South-West facing garden with Large Paved Patio Area, Brick Built BBQ and well-cared for lawn. Power, Lighting and Water tap.



GARDEN (pic 2)



BRICK-BUILT BARBECUE AREA



REAR ELEVATION



STUDIO / HOME OFFICE / GYM 23'5 x 14'8 (7.14m x 4.47m)

Brick Built with Double Glazed French Doors & 2 x Double Glazed Windows, Power & Light. It has a partition wall dividing into two sections as shown.



STUDIO / HOME OFFICE / GYM (pic 2)



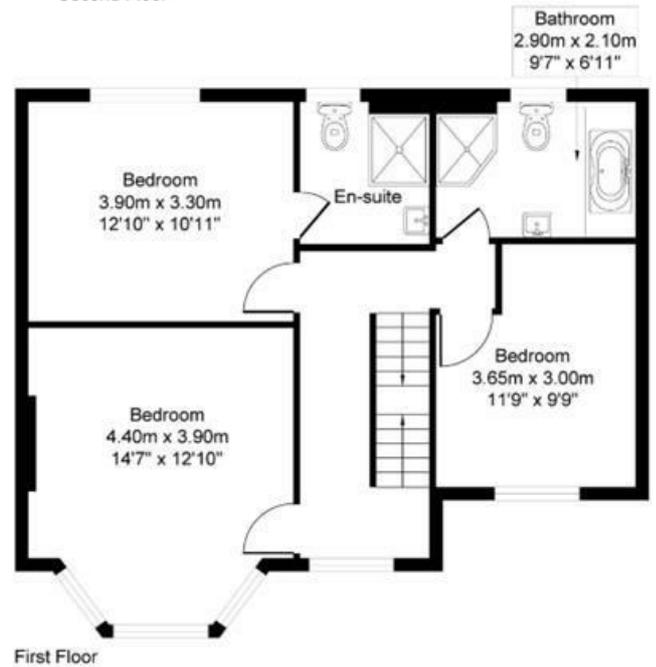
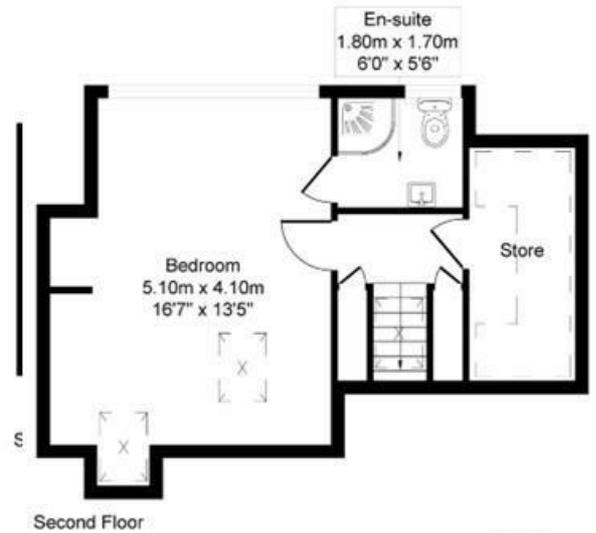
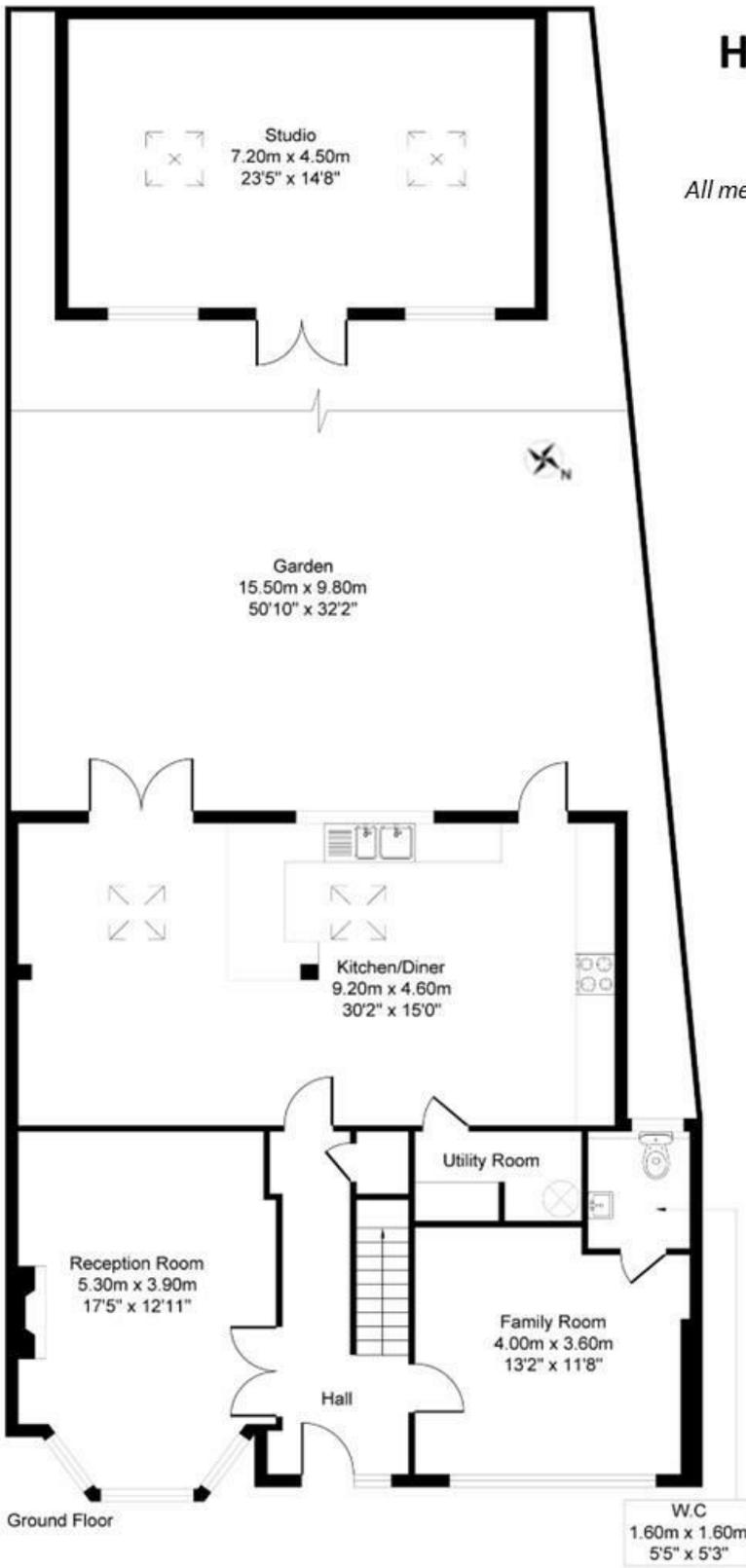
FRONT DRIVEWAY



Hamilton Road, Cockfosters, EN4

Approximate Gross Internal is
Area 2313 sqft (214.80 sqm)

All measurements are approximate and are for illustrative purposes only.



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	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.