



## FRESTON GARDENS, COCKFOSTERS, EN4

**\*PLANNING PERMISSION GRANTED FOR A REAR EXTENSION\***

We are delighted to offer this immaculately presented & thoughtfully renovated 4/5 bedroom, 3 bathroom semi-detached house in the desirable Freston Gardens, Cockfosters. Originally built by Sir Francis Walker, offering a perfect blend of modern living and classic charm.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The property boasts four reception rooms, including a delightful conservatory that invites natural light, a large well-fitted kitchen/diner beautifully fitted with an Oak kitchen & integrated appliances. There is also a utility room, front & rear reception rooms, guest WC and a study/playroom.

To the first floor you will find 3 double bedrooms, one with ensuite, an additional office/nursery and well-sized, luxury family bathroom. On the second floor there is a beautifully appointed master suite with walk in wardrobe, a luxury ensuite, plus a large amount of storage in the eaves. The rear garden is beautifully landscaped, featuring a lush lawn, mature flowers and shrubs, and a large patio area. A charming summerhouse adds to the versatility and appeal, whilst at the front of the property is a driveway with space for up to 4 cars.

Well located close to amenities, just a short walk away from the local shops, restaurants, parks, Cockfosters Tube Station (Piccadilly Line) and within catchment for several excellent local schools.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after area.



### ACCOMMODATION

\* PLANNING PERMISSION GRANTED FOR A REAR EXTENSION \* DESIRABLE SIR FRANCIS WALKER STYLE HOUSE \* IMMACULATLY PRESENTED, THOUGHTFULLY RENOVATED \* SPACIOUS ENTRANCE HALL \* 4 DOUBLE BEDROOMS \* 4 SEPARATE RECEPTION ROOMS (INCLUDING CONSERVATORY & PLAYROOM) \* LARGE FITTED KITCHEN/DINER \* UTILITY ROOM/DOWNSTAIRS WC \* LUXURY FAMILY BATHROOM & 2 ADDITIONAL ENSUITE SHOWER ROOMS \* 75FT WESTERLY FACING LANDSCAPED GARDEN WITH SUMMERHOUSE \* OFF STREET PARKING FOR UP TO 4 CARS \* \* SERVICES: GAS CENTRAL HEATING & AIR CON, 3RD EYE ALARM SYSTEM \* FEATURES: DOUBLE GLAZING, HIGH CEILINGS, SUMMERHOUSE & CONSERVATORY & MANY LUXURY FEATURES \*

**PRICE: £1,350,000 FREEHOLD**



### ENTRANCE HALL

Enter through the Oak double doors into the bright, spacious entrance hall. Engineered oak flooring, covered double radiator, understairs storage & additional cloak cupboard. Cornicing & spotlights to the ceiling.



### ENTRANCE HALL (pic 2)

Different aspect showing access to front reception, rear reception, kitchen/diner & carpeted stairs leading to the first floor. The utility room/WC & the study/playroom can also be accessed from the entrance hall.





**FRONT RECEPTION ROOM 17'0" x 12'1" (5.20 x 3.70)**

**Leaded double glazed rounded bay window to the front with rounded radiator beneath. Carpeted, with pendant lighting, cornicing & ceiling rose. Wrought iron coal effect gas feature fireplace with limestone surround & high skirting housing pipework.**



**REAR RECEPTION ROOM 16'4" x 12'1" (5.00 x 3.70)**

**French doors leading to the conservatory at the rear. Oak engineered wood flooring, with cornicing, ceiling rose & pendant lighting to the ceiling. Wrought iron coal effect gas feature fireplace with oak surround. Large covered radiator.**





**CONSERVATORY 14'5" x 10'9" (4.40 x 3.30)**

**Double glazed French Doors & windows leading to the garden & glass roof above with fitted blinds. Brick built with tiled flooring. Flat panel radiator.**



**KITCHEN/DINER 16'1" x 15'7" (4.91 x 4.76)**

**Double glazed French Doors & window to the garden. A large well fitted kitchen / diner with tiled flooring & oak wall & base units offering lots of useful storage space. Tiled splashback & upstand & granite worktops. Stainless steel sink, space for large oven/cooker & fridge freezer. Large covered radiator, cornicing & spotlights to the ceiling.**





### KITCHEN/DINER (pic 2)

A different aspect showing space for a freestanding Range Cooker & oak covered extractor fan above. Granite worktops around two sides of the kitchen, stainless steel sink with mixer tap. Covered radiator and space for a large fridge freezer.



### STUDY / PLAY ROOM 11'6" x 7'8" (3.52 x 2.36)

Double glazed leaded window to the front with radiator beneath. Oak engineered wood flooring, with cornicing & spotlights to the ceiling.





**UTILITY ROOM 7'10" x 7'0" (2.40 x 2.14)**

**Double glazed frosted window to the side. Feature patterned tile flooring, low flush WC, wash hand basin with vanity unit beneath and fitted mirror above. Mega flow & twin boilers, water softener & plumbed for washing machine & tumble dryer.**



**BEDROOM 1 (LOFT) 15'7" x 11'9" (4.75 x 3.60)**

**Double glazed window to the rear. Vaulted ceiling further enhancing the feeling of space. Wooden flooring, air conditioning, spotlights to the ceiling & vertical designer radiator. Access to the walk in wardrobe, shower ensuite & lots of handy eaves storage.**





## BEDROOM 1 (LOFT - PIC 2)

A different aspect showing the view to the rear & the thoughtful addition of the bench seat.



## VIEW FROM BENCH SEAT





**WALK IN WARDROBE 14'2" x 4'7" (4.32 x 1.40)**

**2 Velux windows letting in natural light & offering ventilation. Wooden flooring, radiator and fitted wardrobes offering ample storage. Spotlights to the ceiling.**



**LUXURY ENSUITE**

**Double glazed frosted window to the rear. Wall hung wash hand basin with drawers beneath & mirror above. Wall hung WC with hidden cistern & chrome flush plate. Fully tiled with large walk in shower, glass divide, rain thermostatic shower & chrome heated towel rail. Spotlights to the ceiling.**





### FIRST FLOOR LANDING

Double glazed decorative arch window to the side. Carpeted, with access to bedrooms 2, 3, 4 & 5/Office, main bathroom and stairs leading to the main bedroom in the loft.



### BEDROOM 2

A different aspect showing access to the ensuite.





**BEDROOM 2 (PIC 2) 15'8" x 12'1" (4.78 x 3.70)**

**Double glazed window to the rear with designer panelled radiator beneath. Carpeted, with cornicing & pendant lighting to the ceiling. Access to ensuite shower room.**



**ENSUITE**

**Double glazed frosted window to the rear. Fully tiled ensuite comprising of large walk in shower, wall hung wash hand basin with vanity unit beneath and fitted mirror above & wall hung WC. Spotlights to the ceiling.**





**BEDROOM 3 17'1" x 12'1" (5.23 x 3.70)**

Double glazed leaded bay window to the front with window seat below which houses the radiator. Carpeted, with cornicing & spotlights to the ceiling.



**BEDROOM 4 12'11" x 10'0" (3.94 x 3.07)**

Double glazed leaded window to the front. Carpeted, with access to eaves storage, cornicing & spotlights to the ceiling.





**OFFICE / NURSERY / BEDROOM 5'6"11" x 5'10" (2.12 x 1.80)**

Double glazed leaded window to the side. Carpeted & currently being used as an office, although could be used as a single bedroom.



**LUXURY FAMILY BATHROOM**

Double glazed frosted window to the rear. A fully tiled luxury family bathroom comprising of an elegant freestanding bath, double shower, round counter top sink with vanity unit beneath & low flush WC. Spotlights to the ceiling & chrome fixtures & fittings.





**GARDEN 78'0 x 34'0 (23.77m x 10.36m)**

**A truly magnificent West facing zoned garden, mainly laid to lawn with two patio areas, both large enough for seating. There is a lovely pond water feature, a shed which is boarded with shelving & lighting. The summer house to the rear is yet another useful feature of this beautiful house.**



**SUMMERHOUSE 11'5" x 9'10" (3.50 x 3.00)**

**With double doors, vaulted ceilings & tiled flooring, this summerhouse is a wonderful addition to this magnificent home. It is heated & has full electrics & WiFi.**





**SUMMER HOUSE (PIC 2)**  
A different aspect showing the inside of the Summerhouse.



**REAR ELEVATION**





# Freston Gardens, Cockfosters, EN4

Approximate Gross Internal Area 2541 sq ft - 236 sq m

Ground Floor Area 1106 sq ft – 103 sq m

First Floor Area 855 sq ft – 79 sq m

Second Floor Area 404 sq ft – 38 sq m

Outbuilding Area 176 sq ft – 16 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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	72	81
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.

Call. 020 8449 2255

sales@michaelwright.co.uk