



IBSLEY WAY, COCKFOSTERS, EN4

We are delighted to offer this semi-detached family home in this quiet residential cul-de-sac in Cockfosters. Set on a corner with an east to west facing aspect, the house is bright and airy.

To the ground floor there is 22ft living / dining room, a separate reception room over the garage, a modern fitted kitchen and conservatory overlooking the rear garden, whilst on the first floor there are three cosy bedrooms and a bathroom. There is ample off-street parking on its own drive and a garage, which could be converted STPP.

Located within walking distance from Cockfosters High Street with its abundance of local shops, restaurants & amenities as well as its excellent transport links and in the proximity of some of the areas excellent schools including, Trent Primary School, plus JCoSS and East Barnet Secondary schools. Viewing is highly recommended.



ACCOMMODATION

* ENTRANCE HALL * 22FT LIVING ROOM WITH SITTING & DINING AREA * WELL FITTED KITCHEN *
* ADDITIONAL FRONT RECEPTION ROOM * CONSERVATORY * GUEST CLOAKROOM * 3
BEDROOMS * FAMILY BATHROOM * INTEGRAL GARAGE - WHICH COULD BE CONVERTED TO
LIVING SPACE - STPP * 50FT REAR GARDEN * BLOCK PAVED OFF STREET PARKING TO FRONT

*

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £735,000 FREEHOLD

ENTRANCE

Entering through the composite door into the porch, Amtico oak effect herringbone flooring & spotlights to the ceiling. Access to the downstairs cloakroom, front reception room, kitchen, living/dining room, understairs cupboard & carpeted stairs leading to the first floor.



LIVING / DINING ROOM 21'9" x 12'5" (6.63m x 3.78m)

Double glazed aluminium patio doors to the rear, leading into the conservatory and double glazed windows to the side & front letting in lots of natural light. Window to front with plantation shutters & radiator beneath. Amtico, oak effect herringbone flooring. Access to the kitchen, front reception room & conservatory.



LIVING / DINING ROOM (pic 2)



DINING AREA
A different aspect showing the dining area.



FRONT RECEPTION ROOM 16'6" x 8'1" (5.03m x 2.46m)

Double glazed window to the front with radiator beneath. Amtico oak effect herringbone flooring.



CONSERVATORY 11'0" x 7'4" (3.36 x 2.24)

Double glazed windows & door leading to the garden, with laminate flooring & wall hung lighting.



KITCHEN 10'9" x 9'4" (3.28m x 2.84m)

Double glazed window to the rear & tiled flooring. Stylish, gloss handleless kitchen with ample wall & base units. Fitted oven & microwave, integrated fridge freezer, gas hob with hidden extractor fan above. Stainless steel sink with mixer tap, chrome sockets, marble effect worktops & tiled splashbacks.



KITCHEN (Pic 2)

A different aspect showing access to the conservatory via the partially glazed door.



LANDING
Access to all bedrooms and the family bathroom.



BEDROOM 1 11'10" x 8'5" (3.63m x 2.57m)
Double glazed window to the front with radiator beneath. Laminate flooring, with pendant lighting to the ceiling.
Fitted wardrobes along one wall.



BEDROOM 1 (Pic 2)



BEDROOM 2 12'0" x 9'8" (3.68m x 2.95m)
Image to follow.



BEDROOM 3 11'1" x 5'9" (3.38m x 1.75m)

Double glazed window to the rear with radiator beneath. Dark oak effect laminate flooring and pendant lighting to the ceiling.

BATHROOM

Frosted double glazed window to the rear. White three piece suite comprising of full sized paneled bath, low flush WC & pedestal wash hand basin.



GARDEN

A good sized garden mainly laid to lawn, with a patio area, mature shrubs & bushes and side access.



GARDEN (Pic 2)

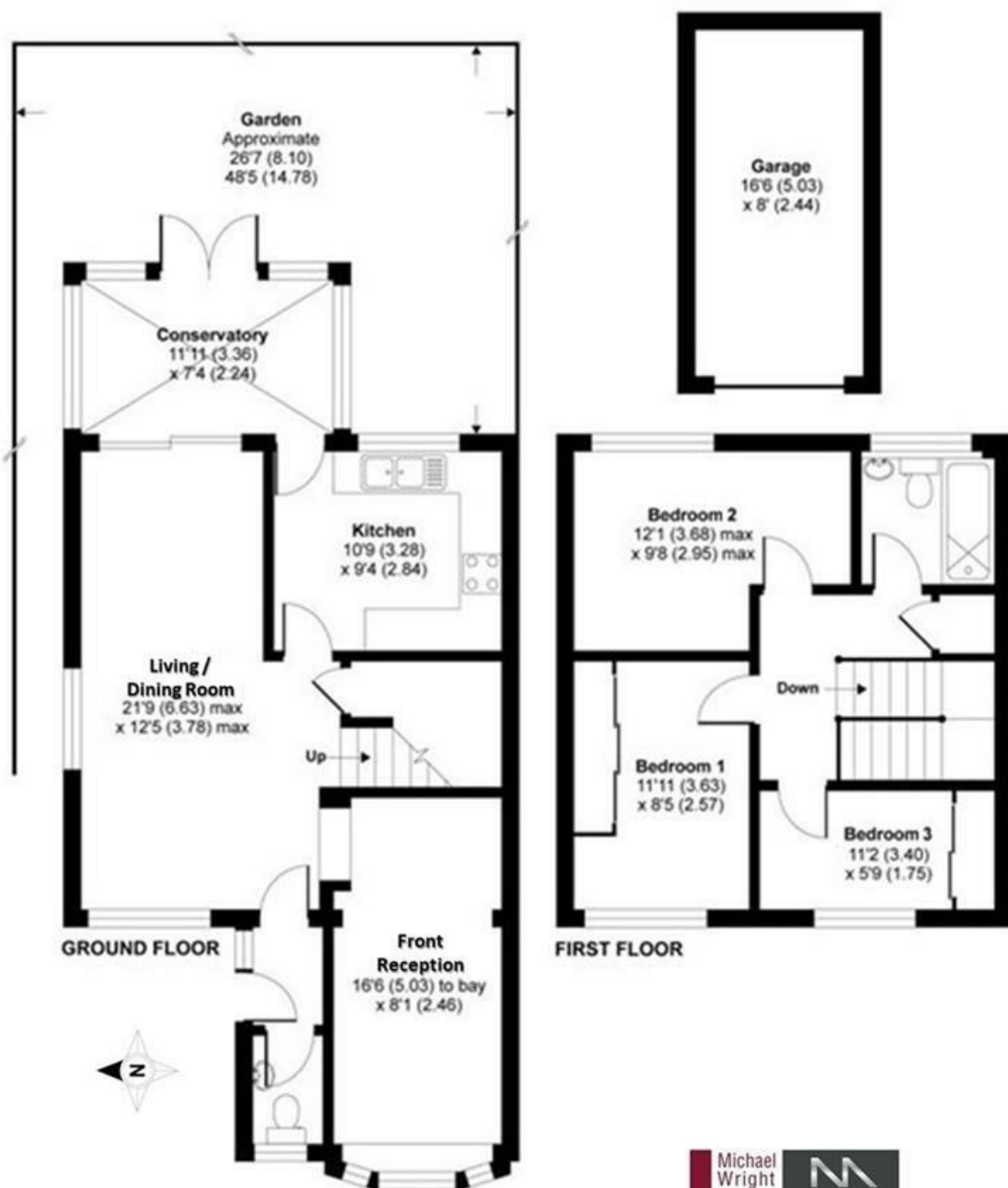


REAR ELEVATION



Ibsley Way, Cockfosters, Barnet, EN4

APPROX. GROSS INTERNAL FLOOR AREA 1234 SQ FT 114.6 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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.