



COCKFOSTERS ROAD, COCKFOSTERS, EN4

Located in the charming Heddon Court Parade on Cockfosters Road, a rare opportunity to own this split-level maisonette with 2 reception rooms & a kitchen on the lower level and 3 bedrooms, bathroom & separate WC on the upper level. This home is in need of updating but it's ample accommodation and location make it a perfect home or investment property. There is also a communal terrace just outside the kitchen door which is perfect for enjoying a morning coffee.

Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the home which feels just like an average 3 bedroom house. The property's layout allows for flexibility, with the possibility of converting rooms to suit your needs, whether you prefer an additional bedroom or a 2nd reception room.

Conveniently situated just a minute away from Cockfosters Parade shops, restaurants and within easy reach of local schools, plus with Cockfosters Tube (Picc Line) & Trent Park on your doorstep, this maisonette offers the perfect blend of tranquillity and accessibility.



ACCOMMODATION

- * COMMUNAL ENTRANCE ACCESSED FROM COCKFOSTERS ROAD * ENTRANCE HALL * 2 SEPARATE RECEPTION ROOMS * SECOND RECEPTION ROOM COULD BE BEDROOM 4 *
- FITTED KITCHEN - WITH DOOR TO COMMUNAL TERRACE * 3 BEDROOMS ON UPPER LEVEL PLUS BATHROOM & SEPARATE WC *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £400,000 LEASEHOLD OFFERS IN EXCESS OF

ENTRANCE HALL 15'0 x 6'2 (4.57m x 1.88m)

Bright and neutrally decorated entrance hall with laminate flooring, radiator, picture rail and under-stairs storage cupboard.



FRONT RECEPTION 12'5 x 12'1 (3.78m x 3.68m)

A bright and spacious front reception room with two sash windows to the front aspect. Laminate flooring, picture rail and coving to the ceiling.



REAR RECEPTION/POSS. BEDROOM 4 14'4 x 10'1 (4.37m x 3.07m)

A very useful second living area with laminate flooring, picture rail and coving to the ceiling. Double glazed windows to rear aspect letting in a good amount of natural light.



KITCHEN 10'6 x 7'9 (3.20m x 2.36m)

A good sized kitchen with tiled flooring, partially tiled walls and fully tiled splash back. A range of wall and base units with gas hob, integrated oven and microwave. Stainless steel chimney extractor hood.



KITCHEN (pic 2)



UPPER LANDING 13'2 x 8'6 (4.01m x 2.59m)

Carpeted upper landing with doors leading to all bedrooms, bathroom and separate WC. Pendant lighting, picture rail and access to loft.



BEDROOM 1 12'5 x 11'1 (3.78m x 3.38m)

A bright and spacious main bedroom with 2 sash windows to front aspect, with radiator beneath, carpeted. Full height fitted wardrobes along the length of one wall and over bed on the opposite wall.



BEDROOM 2 14'11 x 9'8 (4.55m x 2.95m)

A spacious second bedroom with double glazed windows to rear aspect and radiator beneath. Carpeted, with full height fitted wardrobes providing a good amount storage space.



BEDROOM 3 7'9 x 6'10 (2.36m x 2.08m)
Sash window to front aspect with radiator beneath. Carpeted, with picture rail detail.



SHOWER ROOM
Fully tiled shower room, large shower cubicle with thermostatic shower. Wall hung wash handbasin with mixer tap and vanity unit beneath, mirrored cabinet above. Double glazed frosted window.



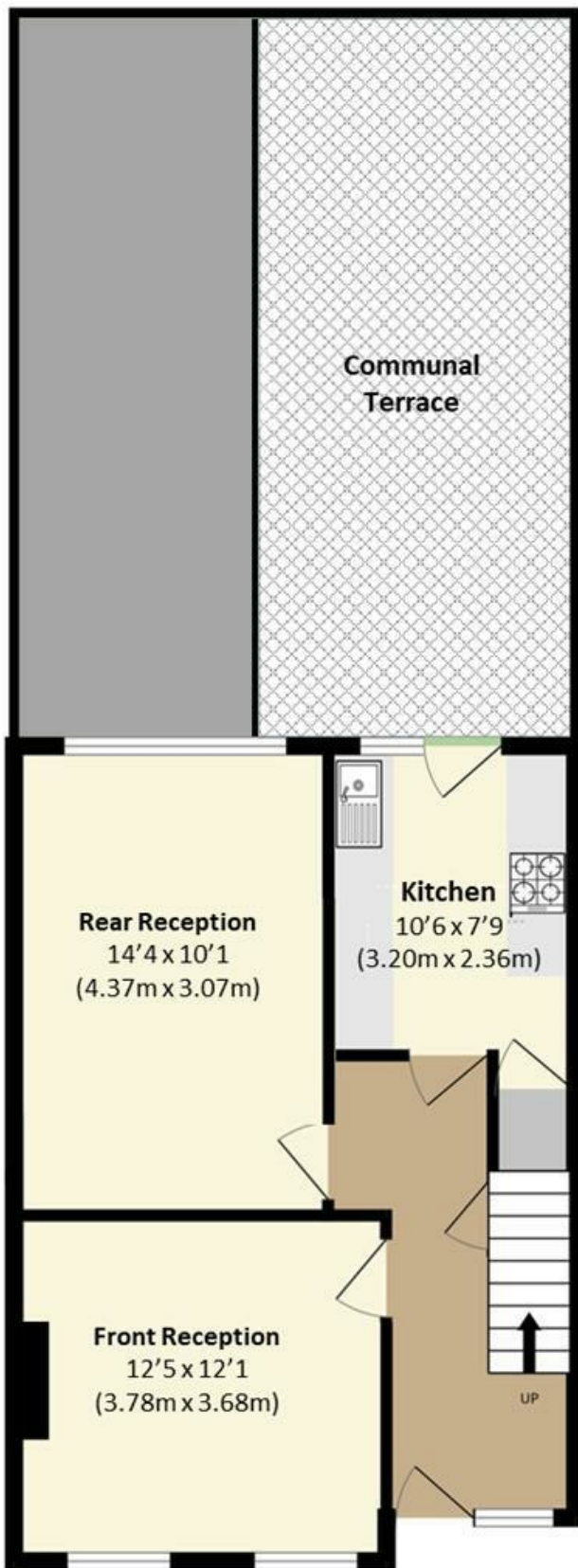
SEPARATE WC

Fully tiled separate WC with double glazed frosted window. Low flush WC and fitted chrome toilet roll holder.



COMMUNAL REAR TERRACE





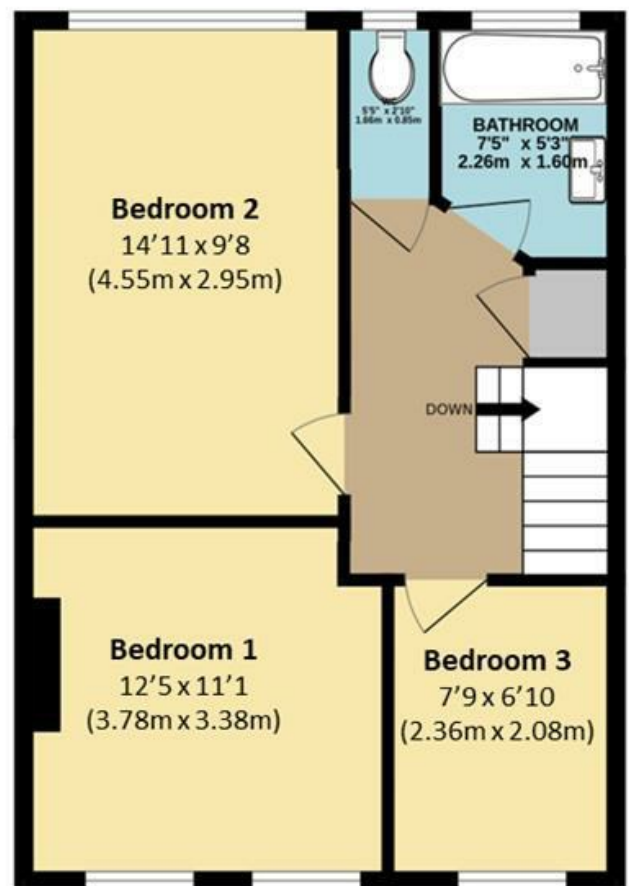
**Michael
Wright
Estate
Agents**



Heddon Court, Cockfosters, EN4

Approximate area: 933sqft (86.7sqm)

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		
	64	77
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.

Call. 020 8449 2255

sales@michaelwright.co.uk