



WEST CLOSE, COCKFOSTERS, BARNET, EN4

A VERY CONVENIENTLY LOCATED 2 DOUBLE BEDROOM DOUBLE FRONTED & DOUBLE GLAZED FIRST FLOOR MAISONETTE FACING WESTPOLE AVENUE. THERE IS AN ATTRACTIVE RECEPTION ROOM WITH BAY WINDOW & FIREPLACE, FITTED KITCHEN/DINER, MODERN BATHROOM & OWN REAR GARDEN WITH EASY ACCESS. THERE IS ALSO THE BENEFIT OF A LOFT AREA USEFUL FOR EITHER STORAGE OR FOR CONVERSION TO ADD A FURTHER BEDROOM & BATHROOM (SUBJECT TO USUAL CONSENTS). THE PROPERTY IS LESS THAN 5 MINUTES' WALK OF COCKFOSTERS TUBE STATION (PICC. LINE TUBE), AND EVEN LESS FOR BUSES, SHOPS AND OTHER LOCAL FACILITIES, WITH TRENT PARK ALSO NEARBY. THE PROPERTY IS OFFERED CHAIN FREE.



ACCOMMODATION

- * ENTRANCE HALL * ATTRACTIVE LOUNGE WITH DOUBLE GLAZED BAY WINDOW * FITTED KITCHEN * 2 DOUBLE BEDROOMS * BATHROOM * LOFT SUITABLE FOR CONVERSION - SUBJECT TO USUAL CONSENTS * OWN REAR GARDEN ***
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING ***

PRICE: £415,000 LEASEHOLD

LOUNGE: PIC. 1 16'9 x 11'3 (5.11m x 3.43m)

Double Glazed Bay Window to front, Fireplace with Wooden Surround, Spotlights, Double Radiator, Cornicing, Laminate Flooring.



LOUNGE: PIC. 2



FITTED KITCHEN/DINER: 11'6 x 8'9 (3.51m x 2.67m)

Floor & Wall Units, Single Drainer Stainless Steel Sink Unit with Mixer Taps, Gas Hob, Built Under Oven, Ceramic Flooring, Half Tiled, Spotlights, Cornicing, Double Glazed Window to Rear. Double Radiator. Plumbed for both Washing Machine & Dishwasher.



BEDROOM 1: 13' x 11' (3.96m x 3.35m)

Double Glazed Window to Rear, Radiator. Cornicing.



BEDROOM 2: 11'6 x 9' + fitted wardrobe (3.51m x 2.74m + fitted wardrobe)

Double Glazed Window to Front, Radiator, Laminate Flooring.

BATHROOM:

Modern White Suite Comprising Panelled Bath with Mixer Taps & Shower Attachment, Separate Shower Unit, Pedestal Wash Hand Basin, Low Flush WC, Double Glazed Frosted Window, Fully Tiled Walls, Spotlights.



GARDEN: PIC. 1

Reasonably Secluded & Attractive Rear Garden with Large Area Laid to Lawn, Mature Trees & Shrubs, Shed. Approached via Own Side Gate & Private Area.



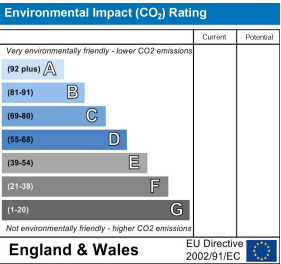
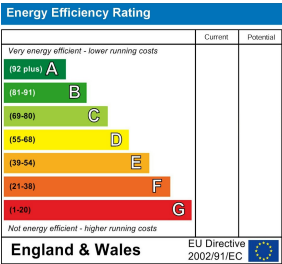
**REAR VIEW:
Garden & Rear View of Property.**



Lease Details

This is a low maintenance property with a lease that is just under 100 years.

Awaiting Floor Plan



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.