



HAMILTON ROAD, COCKFOSTERS, BARNET, EN4

A PROFESSIONALLY EXTENDED, DOUBLE GLAZED, DOUBLE FRONTED & LARGER THAN AVERAGE 5 BEDROOM & 3 BATHROOM LUXURY FAMILY HOME WITH EXTENSIVE & VERSATILE GROUND FLOOR ACCOMMODATION. INCORPORATING 4 RECEPTION ROOMS & A VERY LARGE LUXURY FITTED KITCHEN/DINER. THERE IS AN ATTACHED GARAGE WITH OWN DRIVE & PAVED OFF STREET PARKING FOR SEVERAL CARS. This Well Presented Family Home is Conveniently Located for Local Shopping Parade, Bus Routes & Good Local Schools, whilst it is Within Walking Distance of Cockfosters Tube Station (Picc. Line), Shops, Restaurants, Trent Park and Other Local Amenities. Offered at a Realistic Price. Viewings Highly Recommended to Avoid Disappointment.



ACCOMMODATION

* ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * MAIN RECEPTION ROOM + OPEN PLAN
FITTED KITCHEN/DINER * 3 FURTHER RECEPTION ROOMS * 5 GOOD SIZED BEDROOMS *
FAMILY BATHROOM * 2 X EN SUITE SHOWER ROOMS * REAR & SIDE GARDEN AREA *
ATTACHED GARAGE WITH OWN DRIVE * OFF STREET PARKING FOR SEVERAL CARS *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £995,000 FREEHOLD

HALLWAY:
Wood Flooring, Radiator, Storage Cupboard, Cloakroom.

OPEN PLAN RECEPTION ROOM/FITTED KITCHEN/DINER: 35'5 x 33'2 (10.80m x 10.11m)
Double Glazed Bay Window to Front, Side Door and Window, Radiator, Leading to Kitchen/Diner.



OPEN PLAN FITTED KITCHEN/DINER:
Two Double Glazed Windows with Garden Aspect & French Doors Leading to Patio Area, Wall & Base Units, Gas Hob, Integrated Appliances, Spotlights, Leading to Further Reception Room.



OPEN PLAN RECEPTION ROOM 2:
Double Glazed French Doors Opening to Patio Area, Wood Flooring.



STUDY/OFFICE: 12'8 x 8'7 (3.86m x 2.62m)
Double Glazed Window and Door to Rear, Wood Flooring, Access to Integral Garage.

DINING ROOM: 13'8 x 12'8 (4.17m x 3.86m)
Double Glazed Bay Window, Wood Flooring, Feature Fireplace, Wall Lights, Radiator.



BEDROOM 1: 16'6 x 10'5 (5.03m x 3.18m)

Double Glazed Bay Window & Side Window, Carpeted, Radiator, Leading to En Suite Shower Room.



EN SUITE SHOWER ROOM:

Tiled Flooring & Walls, Walk In Shower, Wash Hand Basin, W/C, Heated Towel Rail, Extractor Fan.

BEDROOM 2: 12'7 x 10'4 (3.84m x 3.15m)

Double Glazed Window to Rear, Carpeted, Radiator, Leading to En Suite Shower Room.

EN SUITE SHOWER ROOM:

Tiled Flooring & Walls, Walk In Shower, Wash Hand Basin, W/C, Extractor Fan.

BEDROOM 3: 15'8 x 11'7 (4.78m x 3.53m)

Double Glazed Bay Window, Fitted Wardrobes, Carpeted, Radiator.

BEDROOM 4: 13'2 x 10'2 (4.01m x 3.10m)
Double Glazed Window to Rear, Wood Flooring, Fitted Wardrobes, Radiator.



BEDROOM 5: 11'1 x 8'2 (3.38m x 2.49m)
Double Glazed Window to Rear, Wood Flooring, Radiator

FAMILY BATHROOM:
Double Glazed Window, Tiled Flooring & Walls, Bath with Shower, Wash Hand Basin, W/C, Extractor Fan

REAR GARDEN:

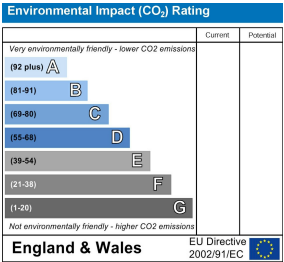
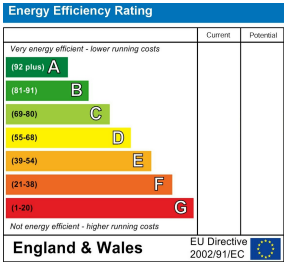
Reasonably Secluded with Paved Patio Area, Laid to Lawn + Side Area Leading from Main Reception Room.



**REAR OF PROPERTY:
Showing How Substantial this Property is.**



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.