



## **COCKFOSTERS ROAD, HADLEY WOOD, BARNET, EN4**

This characterful one bedroom end of terrace period Cottage, in need of modernisation but offering excellent potential to remodel and extend (subject to planning permission). Situated in the sought after location of Cockfosters/ Hadley Wood borders. Offered CHAIN-FREE, the property is in walking distance to Trent Park, Cockfosters Underground Tube Station (Piccadilly Line) and the local high street, amenities and shops. The cottage currently comprises of large extended kitchen, two reception rooms, a bedroom and bathroom on the first floor, which could be turned into another bedroom. Offering an excellent opportunity to create a beautiful home and put their own stamp on it. Viewings Highly Recommended. Open House by Appointment on Saturday 17th February 2018.



### **ACCOMMODATION**

- \* FRONT GARDEN WITH PICKET FENCE & PATH LEADING TO ENTRANCE PORCH & SOLID FRONT DOOR \* OPEN PLAN RECEPTION ROOM TO FRONT \* LEADING TO FURTHER RECEPTION ROOM WITH UNDER-STAIR CLOAK CUPBOARD \* LARGE EXTENDED KITCHEN \* 1 DOUBLE BEDROOM \* LARGE BATHROOM (UPSTAIRS) \* REAR GARDEN \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: MANY ORIGINAL FEATURES \*

**PRICE: £375,000 FREEHOLD OFFERS IN EXCESS OF**



**RECEPTION ROOM 1: 12'6 x 12 (3.81m x 3.66m)**  
**Window with Front Aspect, Gas Fireplace, Shelving, Front Door.**



**RECEPTION 2: 10' x 9' (3.05m x 2.74m )**  
**Window to Rear, Two Large Under-stair Cupboards, Access to Kitchen + Concealed Staircase Leading to First Floor**





**KITCHEN: 15' x 6'4 (4.57m x 1.93m )**

**Extended to Rear of Property, Two Window's with Dual Aspect, Part Glazed Door Leading to Rear Garden, Wall & Base Kitchen Units, Boiler, Pantry**



**DIFFERENT ASPECT OF KITCHEN:**





**DOUBLE BEDROOM: 12'6 x 12' (3.81m x 3.66m)**  
**Window to Front, Built in Cupboard, Radiator.**



**BEDROOM DIFFERENT ASPECT:**





**BATHROOM/ POTENTIAL FOR BEDROOM 2: 10' x 9' (3.05m x 2.74m )**

**Note: It is presumed that this might well have been a 2nd Bedroom for the Cottage but has since been used as an upstairs Bathroom. This can be converted back to a 2nd Bedroom if the Bathroom was installed/located elsewhere.**



**REAR GARDEN:**

**With Lawn, Shed & Greenhouse. Gate to Rear Access.**

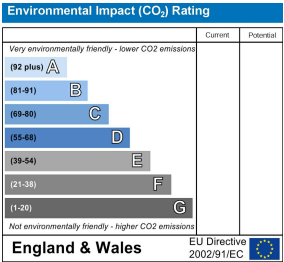
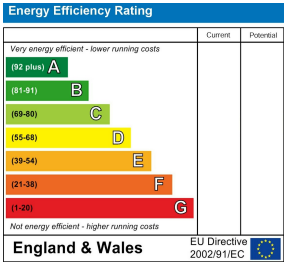


**REAR OF PROPERTY:**





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.