



## **LANGFORD ROAD, COCKFOSTERS, EN4**

This THREE BEDROOM & 2 BATHROOM Double Glazed mid-terrace property, in need of some updating, but offering good sized accommodation as well as potential to convert the loft - subject to usual consents. On the ground floor there is a Front Reception Room, a Large Kitchen/Diner, leading to a Lobby Area & Downstairs Wet Room which could quite easily be used as further accommodation as there is already an Upstairs Bathroom. Further benefits include a large garden workshop building to rear & ON STREET PARKING. Close to the local shopping parade and bus routes, but also within walking distance of Cockfosters Tube Station (Piccadilly Line) and local amenities and restaurants, in addition to East Barnet Village, New Barnet Mainline Station and good local schools. Viewings highly recommended.



### **ACCOMMODATION**

\* ENTRANCE HALL \* RECEPTION ROOM \* LARGE KITCHEN/ DINER \* TWO DOUBLE BEDROOMS & 1 SINGLE ROOM \* BATHROOM & SEPERATE W/C \* GROUND FLOOR WET ROOM \* OWN REAR GARDEN \* FRONT COMMUNAL GARDEN \* LARGE OUT BUILDING/WORKSHOP \* AMPLE ON STREET PARKING \*

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

**PRICE: £485,000 FREEHOLD**



**HALLWAY:**  
Double Glazed Window to Rear, Radiator

**RECEPTION ROOM: 13'1 x 12'6 (3.99m x 3.81m)**  
Double Glazed Window to Front, Radiator



**KITCHEN/DINER 18'96 x 13'9 (5.49m x 4.19m)**  
Double Glazed Window to Rear, Radiator, Door to Access Rear Garden

**KITCHIN/DINER DIFFERENT ASPECT:**





## KITCHEN/DINER DIFFERENT ASPECT 2:

Also Showing Lobby Area with Sliding Door to Downstairs Wet Room, which could have different uses.



**DOWNSTAIRS WET ROOM : 8'76 x 6'2 (2.44m x 1.88m)**

**Double Glazed Window to Rear, Part Tiled Walls, W/C, Wash Hand Basin, Shower**





**BEDROOM 1: 12' x 10'5 (3.66m x 3.18m)**  
**Double Glazed Window to Front, Built in Cupboard, Radiator**



**BEDROOM 2: 11' x 9'7 (3.35m x 2.92m)**  
**Double Glazed Window to Rear, Built in Cupboard, Radiator**





**BEDROOM 3: 8'5 x 8'2 (2.57m x 2.49m)**  
**Double Glazed Window to Front, Radiator**



**BATHROOM:**  
**Double Glazed Window to Rear, Bath, Wash Hand Basin, Radiator**



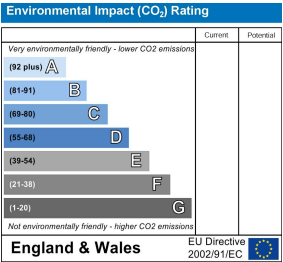
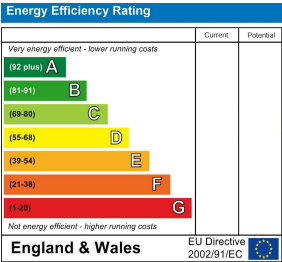
**SEPARATE W/C:**  
**Double Glazed Window to Rear, W/C**

**REAR GARDEN:**  
**Patio Area, Laid to Lawn, Side Access, Large Out Building/Workshop**





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.