



GLOUCESTER GARDENS, COCKFOSTERS, BARNET, EN4

A BRIGHT, SPACIOUS. WELL PRESENTED AND PROFESSIONALLY EXTENDED FIVE BEDROOM & 3 BATHROOM DOUBLE GLAZED SEMI DETACHED HOUSE WITH GARAGE & PAVED OFF STREET PARKING TO FRONT. THERE IS A VERY LARGE HALLWAY, GOOD SIZED FRONT RECEPTION ROOM, PLUS FURTHER RECEPTION/FITTED KITCHEN/DINER PLUS UTILITY ROOM. THERE ARE BATHROOMS ON ALL 3 LEVELS, SOUTH FACING REAR GARDEN WITH LAWN & DECKING, PLUS USEFUL GATE TO REAR OFFERING QUICK ACCESS TO LOCAL SHOPS, RESTAURANTS AND BUSES. SITUATED IN A POPULAR RESIDENTIAL TURNING IN COCKFOSTERS AND ALSO WITHIN WALKING DISTANCE TO COCKFOSTERS TUBE STATION (PICC. LINE), TRENT PARK, RESTAURANTS AND OTHER LOCAL AMENITIES & SCHOOLS FOR ALL AGES. THIS IS TRULY A FAMILY HOME AND WORTHY OF AN INTERNAL VIEWING.



ACCOMMODATION

* VERY LARGE ENTRANCE HALL * FRONT RECEPTION ROOM * 'L' SHAPED & EXTENDED REAR RECEPTION ROOM WITH FITTED KITCHEN/DINER * DOWNSTAIRS CLOAKROOM/SHOWER ROOM * 3 GOOD SIZED BEDROOMS ON THE FIRST FLOOR & FAMILY BATHROOM * MASTER BEDROOM ON TOP FLOOR WITH EN SUITE SHOWER ROOM * BEDROOM 5/STUDY * REAR GARDEN WITH LAWN & DECKING * DETACHED GARAGE WITH EASY ACCESS * PAVED OFF STREET PARKING TO FRONT *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * PORCELAIN FLOORING *

PRICE: £875,000 FREEHOLD

VERY LARGE & ATTRACTIVE HALLWAY:

Double Glazed Front Door with Stained Glass Inset & Matching Side Panels, Porcelain Flooring, Radiator.



RECEPTION ROOM 1: 17'3 x 12'9 (5.26m x 3.89m)

Double Glazed Bay Window to Front, Wood Flooring, Radiator.



'L' SHAPED RECEPTION ROOM/KITCHEN/DINER: PIC. 1 26'7 narr to 10'7 x 18'9 (8.10m narr to 3.23m x 5.72m)
Semi-Open Plan Providing Further Living & Dining Area + Fitted Kitchen with Central Island. Skylights. French
Doors to Garden & Decking.



RECEPTION ROOM 2: PIC. 2
Wood Flooring, Spotlights & Radiator. Large Arch Leading to:



KITCHEN/DINER: PIC. 3

Well Fitted with Integrated Appliances, 5 Ring Gas Hob, Built in Microwave & Separate Oven. Central Island with Wood Effect Worktops.



BEDROOM 1: 16' + recess x 12'4 (4.88m + recess x 3.76m)

Double Glazed French Doors with Wrought Iron Juliet Balcony, Recess with Display/Storage Area, Laminate Flooring, Radiator.



EN-SUITE SHOWER ROOM:

Wash Hand Basin with Mixer Taps, Low Flush WC., Walk in Circular Shower Unit. Double Glazed Skylight Window. Chrome Heated Towel Rail, Ceramic Flooring. Fully Tiled Walls.



BEDROOM 2: 17'6 x 11'6 (5.33m x 3.51m)

Double Glazed Bay Window to Front, Laminate Flooring, Radiator.



BEDROOM 3: 15'9 x 11'6 (4.80m x 3.51m)
Double Glazed Window to Rear, Radiator, Fitted Carpet, Spotlights.



BEDROOM 4: 10'6 x 8' (3.20m x 2.44m)

BEDROOM 5/STUDY: 9'1 x 9'3 (2.77m x 2.82m)

FIRST FLOOR BATHROOM: 9' x 8'8 (2.74m x 2.64m)

Large Bathroom with Oval Shaped Bath, Separate Shower Unit, Built in Low Flush WC., Wash Hand Basin with Cupboard Beneath, Half Tiled Walls, Spotlights. Double Glazed Frosted Window.

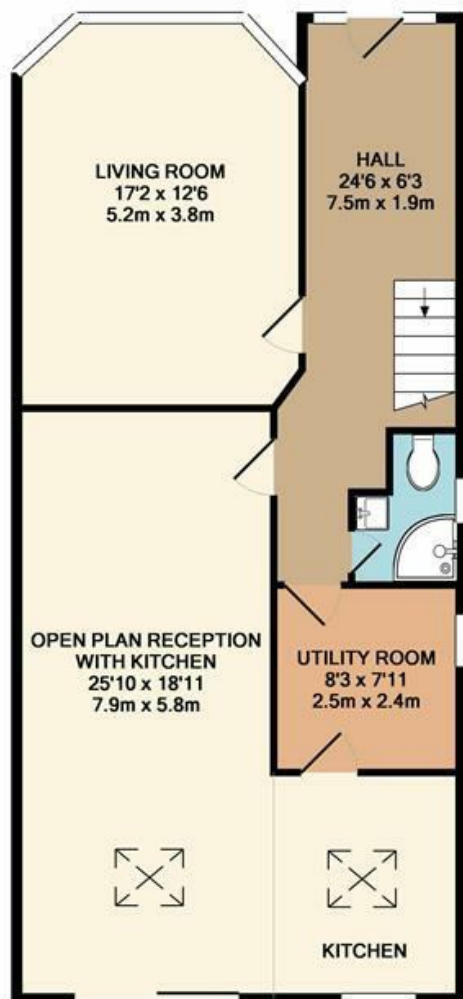


REAR VIEW OF PROPERTY, GARDEN & GARDEN: PIC. 1

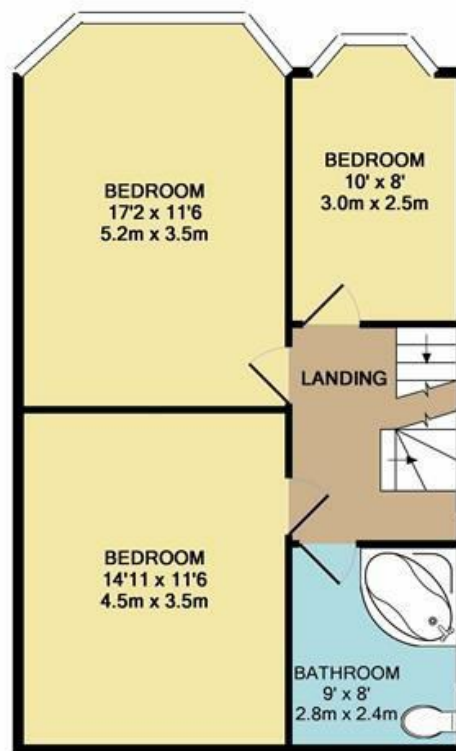


CLOSER REAR VIEW OF PROPERTY: PIC. 2
Also Showing Paving & Side Entrance.

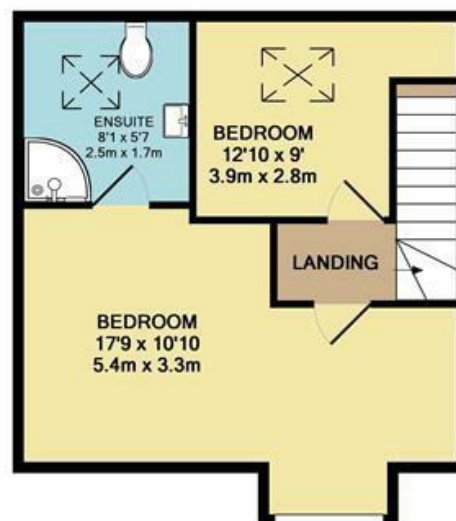




GROUND FLOOR



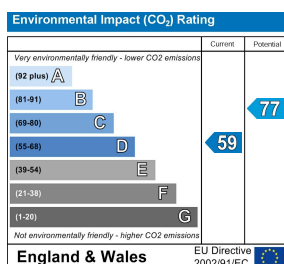
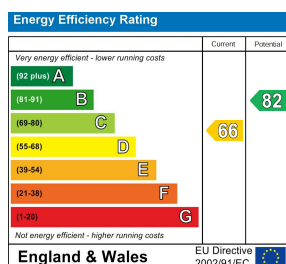
1ST FLOOR



TOP FLOOR

TOTAL APPROX. FLOOR AREA 1668 SQ.FT. (155.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.