



COCKFOSTERS ROAD, HADLEY WOOD, COCKFOSTERS, EN4 SITUATED IN FAIRGREEN EAST

A TRULY LUXURIOUS, BRIGHT & SPACIOUS 4 DOUBLE BEDROOM & 2 BATHROOM FULLY DETACHED PROPERTY WITH DOUBLE GARAGE SITTING ON A VERY WIDE CORNER PLOT, APPROACHED VIA WROUGHT IRON GATES & OFFERING SECLUSION & PRIVACY, TOGETHER WITH A POTENTIAL BUILDING PLOT TO THE SIDE, OR SCOPE FOR A VERY LARGE EXTENSION. There is an Entrance Porch with Inner Reception Hallway, a Bright Through Lounge with Marble Fireplace, Separate Dining Room, Luxury Fitted Kitchen/Diner with Charles Yorke Fitted Units, Integrated Appliances & Granite Worktops, a Beautiful Double Glazed Conservatory, Utility Room with Wine Store & Downstairs Cloakroom, as well as a Landscaped Rear Garden with Sunny Aspect, Water Feature & BBQ Area. The Double Garage has Its Own Drive, and there is Ample Paved & Secured Off Street Parking to Front for Several Cars/Vehicles. There is a 104' of Road Frontage.

To the Left-Hand Side of the Property there is 45'6 (14 mtrs) which could be used to substantially increase the size of this Stunning Property, or perhaps even to build another Property/Very Large Annexe - Subject to Usual Consents. Although this has a Cockfosters Road Address, it is actually situated in Fairgreen East. Within Walking Distance of Cockfosters Tube Station (Picc. Line), Buses, Shops, Restaurants, Good Schools & Trent Park. Viewings Highly Recommended.



ACCOMMODATION

* ENTRANCE PORCH * ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * THROUGH LOUNGE * SEP. DINING ROOM * DOUBLE GLAZED CONSERVATORY * LUXURY FITTED KITCHEN/DINER WITH CENTRAL ISLAND & GRANITE WORKTOPS * UTILITY ROOM * LANDSCAPED REAR GARDEN WITH PATIO & BBQ AREA * DOUBLE GARAGE WITH OWN DRIVE * PAVED OFF STREET PARKING FOR SEVERAL CARS * 44'6 PLOT TO SIDE/14 MTRS. * 104' (33.7M) ROAD FRONTAGE *

* SERVICES: GAS CENTRAL HEATING & UNDERFLOOR HEATING * FEATURES: PORCELAIN FLOORING TO GROUND FLOOR, ENGINEERED FLOORING TO FIRST FLOOR, DOUBLE GLAZING, SECURITY GATES *

PRICE: £2,000,000 FREEHOLD

THROUGH LOUNGE: PIC. 1

Bright & Attractive Room with Double Glazed French Doors to Patio and Rear Garden, Wall Light Points, Cornicing, Traditional Radiators. Porcelain Flooring.



THROUGH LOUNGE: PIC. 2

Showing Double Glazed Bay Window to Front & Marble Fireplace with Marble Inset & Hearth.



DINING ROOM/RECEPTION ENTRANCE HALL: 13'7 x 9'9 + 13'4 x 11'8 (4.14m x 2.97m + 4.06m x 3.56m)
Dining Room: Open Plan with Entrance Hall, Cornicing, Double Glazed Window to Rear, Porcelain Flooring, Traditional Radiators, Reception Entrance Hall: Approached by Entrance Porch. Cornicing, Spotlights, Double Doors from Porch, Double Doors to Through Lounge, Door to Downstairs Cloakroom.



LUXURY FITTED KITCHEN/DINER: PIC. 1 19'6 x 10'6 (5.94m x 3.20m)
Beautifully Planned & Fitted with Charles Yorke Hand Made Furniture, Including Fitted Floor, Wall & Full Height Units, Integrated Appliances, Inset Stainless Steel Sink with Mixer Taps, Granite Worktops, Falcon Range Cooker. Doors to Conservatory.



LUXURY FITTED KITCHEN/DINER: PIC. 2

Different Aspect, Showing Central Island with Granite Top Incorporating Breakfast Bar. Integrated Microwave & Coffee Making Machine, Porcelain Flooring with Underfloor Heating, Spotlights.



UTILITY ROOM & WINE STORE: 10'6 x 8' (3.20m x 2.44m)

Access via Fitted Kitchen. Floor & Wall Units, Miele Washing Machine & Tumble Dryer, Double Glazed Window to Side, Double Glazed Door for Access to Double Garage & Side, Ceramic Flooring. Door to Cool Wine Store.

DOUBLE GLAZED CONSERVATORY: 18'4 x 12'9 (5.59m x 3.89m)

Attractive Addition to the Property, Accessed via Double Glazed French Doors from Luxury Fitted Kitchen/Diner. Porcelain Flooring with Underfloor Heating. Doors to Garden & Paved Patio Area.

BEDROOM 2: 14' x 12' (4.27m x 3.66m)

Double Glazed Windows to Side & Rear, Fitted Wardrobes, Traditional Radiator, Cornicing & Spotlights.

BEDROOM 3: 12'2 x 12' (3.71m x 3.66m)

Double Glazed Window to Front, Fitted Wardrobes, Traditional Radiator, Cornicing.

BEDROOM 4: 11'9 x 9'3 (3.58m x 2.82m)

Currently Used as a Study with Double Glazed Window to Front, Traditional Radiator, Cornicing, Engineered Flooring, Custom Built Oak Built in Storage & Display Units with Matching Desk.

MASTER BEDROOM: 17'3 x 13'6 (5.26m x 4.11m)

Fitted Wardrobes, Mirrored Doors, 2 x Double Glazed Windows to Rear, 2 x Traditional Radiators, Cornicing, Engineered Flooring.



EN SUITE LUXURY BATHROOM: PIC. 1

Oval Free Standing Bath with Mixer Taps & Shower Attachment,, Separate Walk in Shower Unit with Rain Shower, Low Flush WC. Bidet, with Mixer Taps, Granite Tops & Marble Feature Wall with Inset Storage Area. Cornicing and Spotlights. Extractor Fan.



EN SUITE LUXURY BATHROOM: PIC. 2

Different Aspect of En Suite Shower Room Showing Low Flush WC., Bidet, 'His' & 'Hers' Inset Wash Hand Basins, Cupboards Beneath. Double Glazed Frosted Window. Radiator.



LUXURY FAMILY BATHROOM: 9'6 x 9'2 (2.90m x 2.79m)

Recently Remodelled with Jacuzzi Panelled Bath with Granite Top & Mixer Taps and Shower Attachment, Large Oval Sink with Quartz Top & Mixer Taps, Cupboard Beneath, Built in Low Flush WC., Walk in Shower, Chrome Heated Towel Rail, 3 x Marble Walls, Illuminated Medicine/Storage Cupboard with Mirrored Doors, 2 x Double Glazed Windows.



REAR GARDEN: PIC. 1
Sunny Aspect Rear Garden, Mostly Secluded with Mature Trees, and Mainly Laid to Lawn.



REAR GARDEN/PATIO AREA: PIC. 2
Paved Patio Area Just Outside of Double Glazed Conservatory and also accessed via Through Lounge.



CLOSER VIEW OF PROPERTY:



REAR VIEW OF PROPERTY & GARDEN:



PROPERTY BEHIND WROUGHT IRON ELECTRONIC GATES:



FRONTAGE OF PROPERTY: 104' (31.70m)

Behind Wrought Iron Security Gates, Paved Off Street Parking for Several Cars. Lawn to the Left Hand Side. Scope to Add a Further Garage (with Own Drive) - SPP.

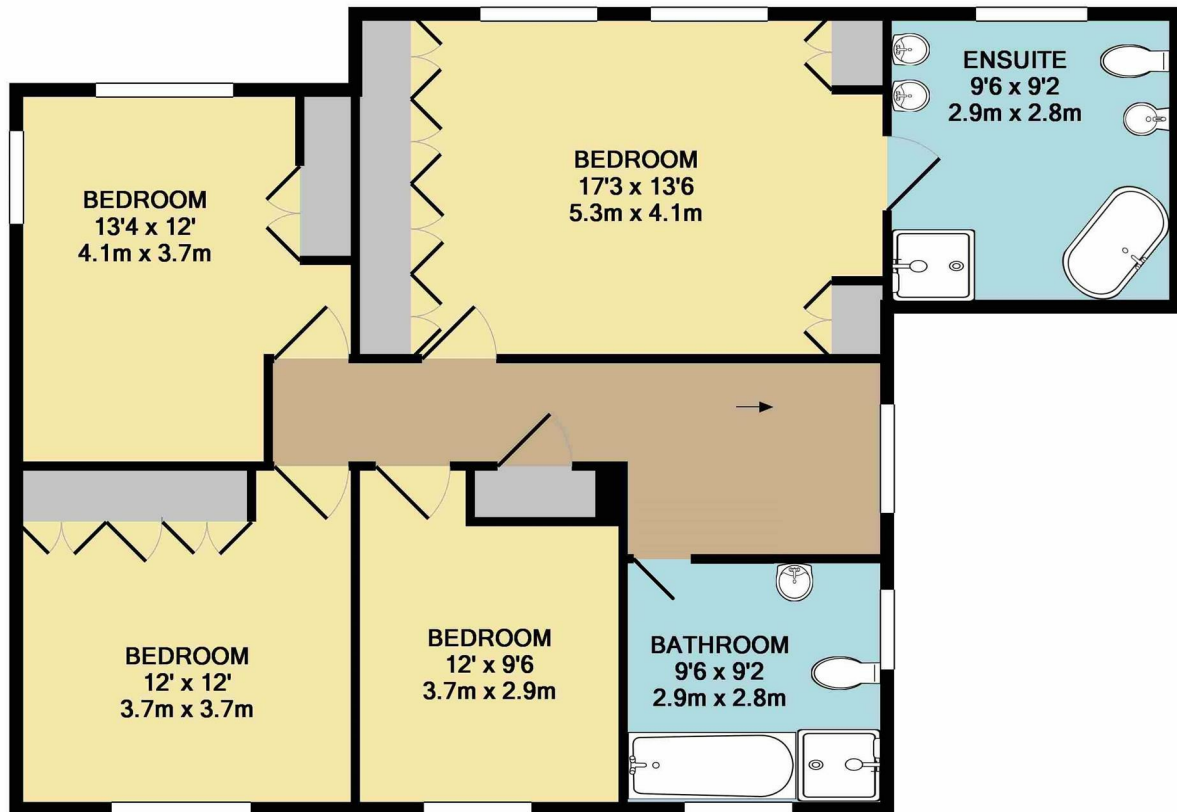


GROUND FLOOR FLOOR PLAN:



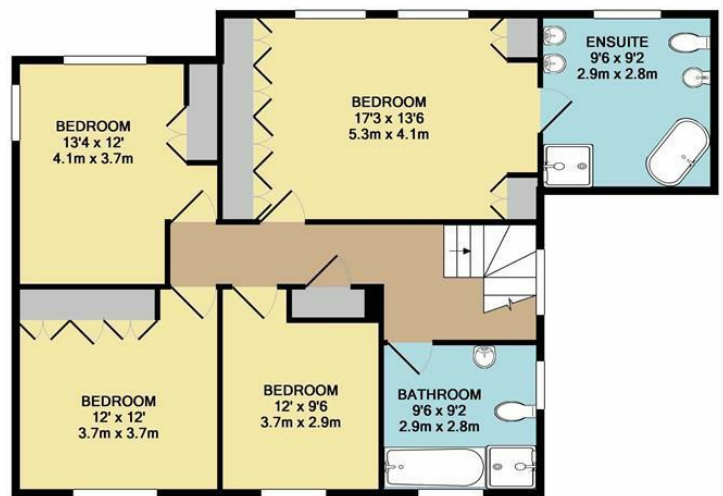
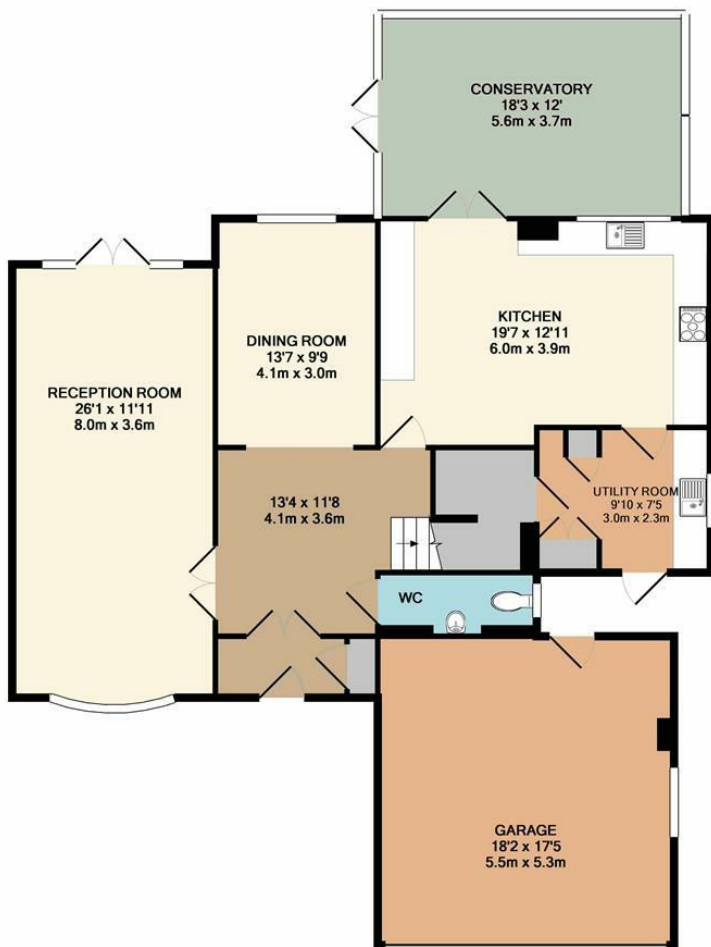
TOTAL APPROX. FLOOR AREA 1546 SQ.FT. (143.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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FIRST FLOOR FLOOR PLAN:



TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.3 SQ.M.)

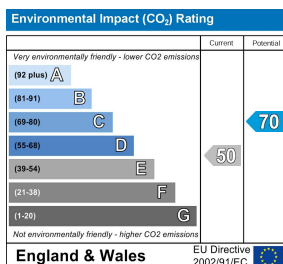
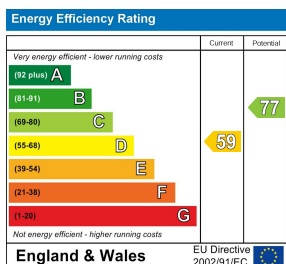
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TOTAL APPROX. FLOOR AREA 2482 SQ.FT. (230.6 SQ.M.)

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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.