



## **HEDDON COURT AVENUE, COCKFOSTERS, EN4**

Situated in a PRIME LOCATION is this LARGER THAN AVERAGE 4 DOUBLE BEDROOM & 2 LUXURY BATHROOM SEMI-DETACHED 'SIR FRANCIS WALKER' BUILT SEMI-DETACHED HOUSE WITH A LARGE GARDEN & DETACHED GARAGE WITH OWN DRIVE. This Immaculate Property has been Re-modelled and Refurbished to a Very High Standard Throughout. Accessed via a pair of Leaded Light Doors to an Attractive Entrance Hall & Guest WC., 38' Through Lounge with Custom Built Fitted Units and a Newly Fitted Kitchen/Diner. THIS PARTICULAR PROPERTY OFFERS TREMENDOUS POTENTIAL TO BUILD A DOUBLE STOREY 'WRAP AROUND' EXTENSION TO THE SIDE & REAR, AS WELL AS CONVERTING THE LOFT TO ADD 2 FURTHER BEDROOMS & BATHROOM - Subject to Usual Consents. There is OFF STREET PARKING TO FRONT & SIDE FOR SEVERAL CARS. Conveniently located in the heart of Cockfosters and within a short level walk of Cockfosters Road for Buses, Picc. Line Tube Station, Shops, Restaurants as well as being in the Catchment for Good Schools for all Ages. Viewings Highly Recommended. Offered Chain Free.



### **ACCOMMODATION**

\* SPACIOUS ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* THROUGH LOUNGE \* FITTED KITCHEN/DINER \* 4 DOUBLE BEDROOMS \* MASTER BEDROOM WITH EN SUITE SHOWER ROOM  
 \* FAMILY BATHROOM \* LARGE REAR GARDEN \* DETACHED GARAGE WITH OWN DRIVE - SET BACK \* AMPLE OFF STREET PARKING WITH OPTION FOR FURTHER SPACES \*  
 \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, ENGINEERED FLOORING

\*

**PRICE: £1,100,000 FREEHOLD O.I.E.O**



### **ENTRANCE HALL:**

**Spacious Entrance Hall with Pair of Attractive Leaded Light Front Doors, Engineered Flooring. Double Doors to Through Lounge, Door to Kitchen/Diner & Wide Turning Staircase to First Floor with Flank Window.**



### **THROUGH LOUNGE: PIC. 1 38'3 x 12'10 (11.66m x 3.91m)**

**Bright & Spacious with Double Glazed Window to Front, Double Glazed Doors to Rear Garden, Engineered Wood Flooring, Double Doors to Hallway.**





## **THROUGH LOUNGE: PIC. 2**

**Different Aspect of Through Lounge, Also Showing Large Custom Built Unit for Storage & Display - Ideal for Books, Ornaments & Prized Pictures.**



## **VIEW THROUGH FRENCH DOORS:**

**Note: The Double Glazed Doors/Windows Leading to the Rear Garden are Wide, but also Higher than Average Bringing in Extra Light and a Better Outlook.**





**FITTED KITCHEN/DINER: PIC. 1 18'8 x 10'6 (5.69m x 3.20m)**

**Recently Fitted with Ample Floor & Wall Units, Double Glazed Window Overlooking Rear Garden. Range Cooker with Extractor Over, Butler Sink with Mixer Taps, Integrated Dishwasher, Plumbed in for Washing Machine. Door to Side.**



**FITTED KITCHEN/DINER: PIC. 2**

**Different Aspect of Fitted Kitchen - Also Showing Ample Space for a Dining Table & Double Glazed Window to Side.**





**BEDROOM 1: 17'10 x 13' (5.44m x 3.96m)**  
**Double Glazed Window to Front, Radiator, Whole Range of Fitted Wardrobes.**



**EN-SUITE SHOWER ROOM:**  
**Recently Fitted with Walk in Shower via Saloon Style Fully Opening Glass Doors for Easier Access, Wash Hand Basin with Mixer Taps, Built in Low Flush WC. Fully Tiled Walls.**





**BEDROOM 2: 16' x 13' (4.88m x 3.96m)**  
**Wide Double Glazed Window to Rear with Open Outlook onto Garden, Radiator.**



**BEDROOM 3: 10'3 x 9'3 (3.12m x 2.82m)**  
**Double Glazed Window to Rear with Open Outlook onto Garden, Built in Bookcase, Radiator.**





**BEDROOM 4: 10'3 x 9' (3.12m x 2.74m)**  
**Double Glazed Bay Window to Front, Radiator, Fitted Wardrobes.**



**BATHROOM: PIC. 1**  
**Recently Fitted & Remodelled with Free Standing Oval Bath, Pedestal Wash Hand Basin with Mixer Taps, Separate Walk in Shower, Low Flush WC.**





**REAR GARDEN: approx 110' (approx 33.53m)**  
**Mainly Laid to Lawn, Paved Area, Mature Trees & Shrubs.**

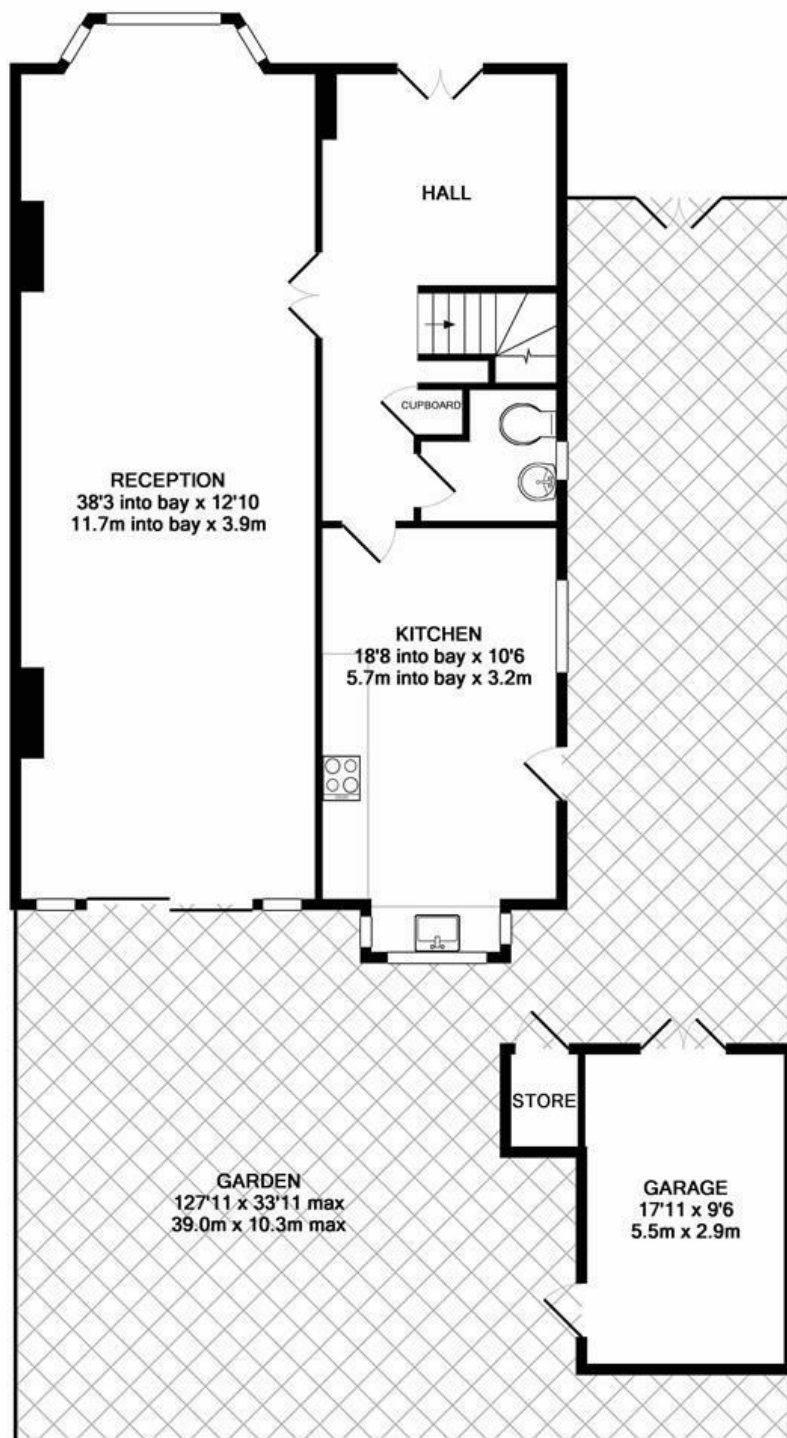


**REAR VIEW OF PROPERTY:**

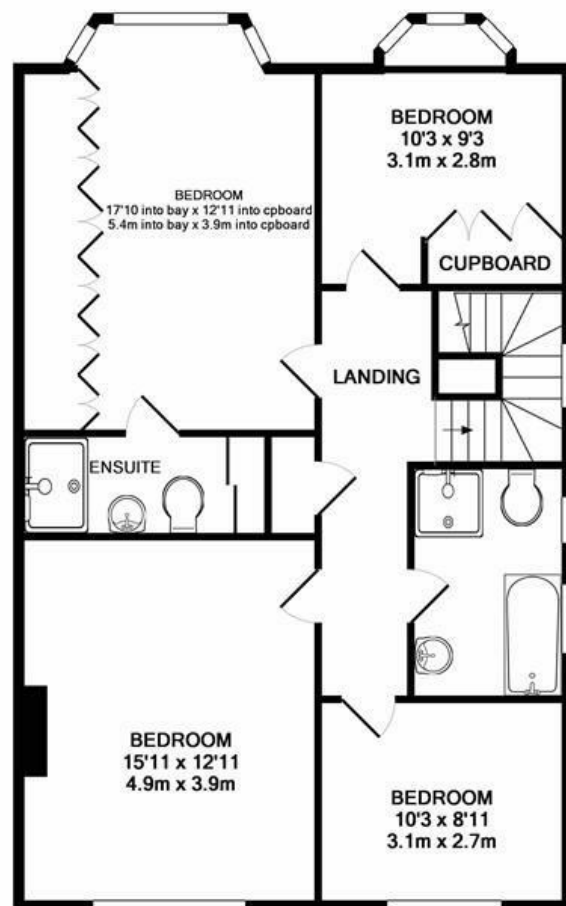
**Rear View of Property, Also Showing Set Back Detached Garage Which Can be Moved Further Forwards to Allow a 'Wrap Around Extension' - Subject to Usual Consents.**







GROUND FLOOR

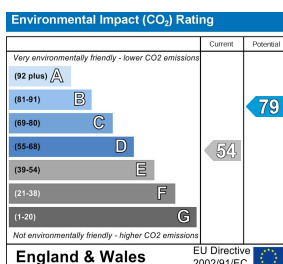
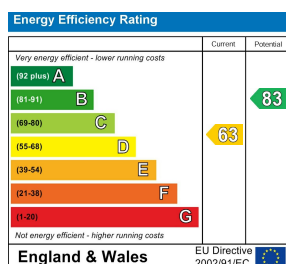


1ST FLOOR



TOTAL APPROX. FLOOR AREA 1765 SQ.FT. (164.0 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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