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WILTON ROAD, COCKFOSTERS, BARNET, EN4

An attractive and well-presented FOUR BEDROOM & TWO BATHROOM SEMI-DETACHED FAMILY HOME situated in a quiet CUL DE SAC location in Cockfosters. The property comprises of a BRIGHT AND SPACIOUS THROUGH LOUNGE/DINING ROOM, DOUBLE GLAZED CONSERVATORY with views of the garden, a LUXURY FITTED KITCHEN and an INTEGRAL GARAGE WITH OWN DRIVE and with an electric door, which could be converted (subject to planning permissions) and a guest cloakroom. To the first floor, there are FOUR GOOD SIZED BEDROOMS, an EN SUITE BATHROOM to the Master and Bedroom 3. Benefiting from OFF-STREET PARKING, double-glazing throughout and a SECLUDED REAR GARDEN with mature trees and shrubs.

Within CLOSE WALKING DISTANCE to the Cockfosters Underground Station (Piccadilly Line), GOOD LOCAL SCHOOLS, Trent Park and the local amenities, shops and restaurants. Internal viewings highly recommended.

ACCOMMODATION

* PORCH * ENTRANCE HALL * GUEST CLOAKROOM * THROUGH LOUNGE/ DINING * MODERN FITTED KITCHEN * OPEN PLAN RECEPTION ROOM/DINING ROOM * MODERN FITTED KITCHEN * DOUBLE GLAZED CONSERVATORY * 4 GOOD SIZED BEDROOMS & 2 EN SUITE BATHROOMS * MATURE REAR GARDEN WITH LAWN & PATIO AREA * INTEGRAL GARAGE WITH OWN DRIVE * * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £860,000 FREEHOLD

RECEPTION ROOM/DINING: 25' x12'9 (7.62m x3.89m)
Double Glazed Bay Window, Engineered Wood Flooring, Cornicing, Radiator x 2

RECEPTION ROOM/DINING: PIC. 2

RECEPTION ROOM/DINING: PIC. 3

RECEPTION ROOM/DINING: PIC. 4

LUXURY MODERN FITTED KITCHEN: 10'6 x 8'10 (3.20m x 2.69m)
Double Glazed Window with Dual Aspect, Tiled Flooring & Splashback, Wall & Base Units, Quartz Worktops, Electric Hob & Oven, Extractor Fan, Dishwasher, Sink with Mixer Taps, Plinth Lighting

DOUBLE GLAZED CONSERVATORY: 18'10 x 11'3 (5.74m x 3.43m)
Double Glazed, Tiled Flooring, Radiator x 2, leading to Patio Area

BEDROOM 1: 17'1 x 8'10 (5.21m x 2.69m)
Double Glazed Window, Laminate Wood Flooring, Built In Wardrobes, Radiator, Leading to En Suite

EN SUITE:
Tiled Flooring & Part Tiled Splashback, Walk In Shower, Wash Hand Basin, W/C, Heated Towel Rail, Spotlights

BEDROOM 2: 13'7 x 12'9 (4.14m x 3.89m)
Double Glazed Bay Window, Engineered Wood Flooring, Radiator

BEDROOM 3: 11'3 x 10'9 (3.43m x 3.28m)
Double Glazed Window, Engineered Wood Floor, Fitted Wardrobes, Spotlights, Radiator, Leading to En Suite

BEDROOM 4: 8'7 x 8'4 (2.62m x 2.54m)
Double Glazed Window, Laminate Wood Flooring, Built in Cupboard, Radiator

BATHROOM:
Double Glazed Window, Tiled Flooring & Walls, Bath with Shower, Wash Hand Basin, W/C, Radiator

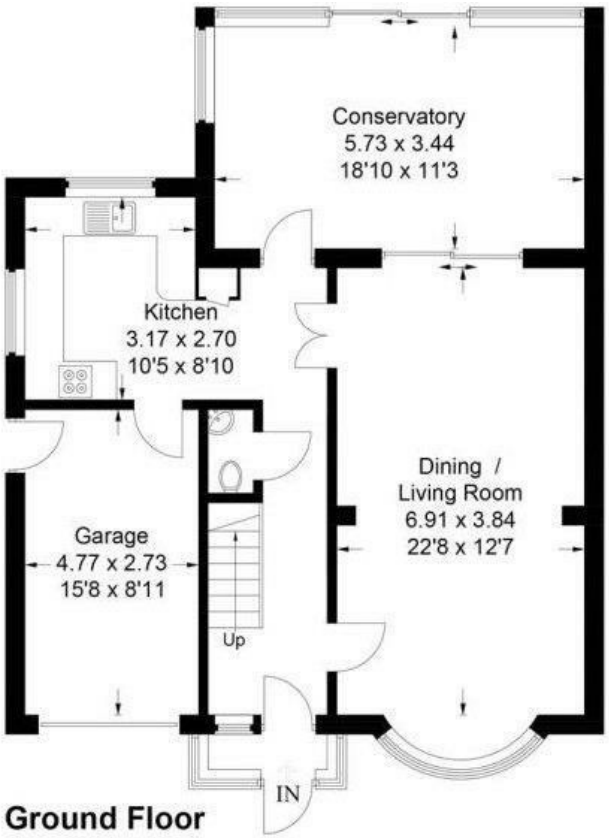
REAR GARDEN: PIC. 1
Mature Rear Garden, Patio & Lawn Area

REAR GARDEN: PIC. 2

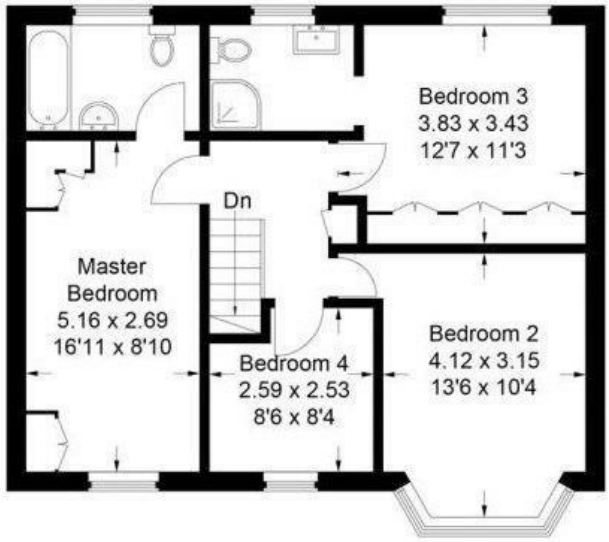
REAR GARDEN: PIC. 3

INTEGRAL GARAGE WITH OWN DRIVE: 15'10 x 8'10 (4.83m x 2.69m)

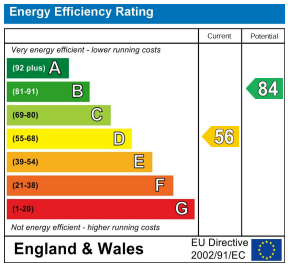
VIEW FROM FRONT:

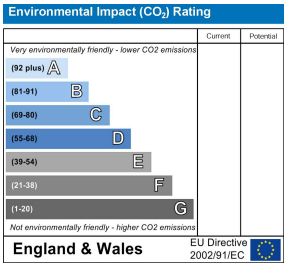


Ground Floor



First Floor





NAEA
National Association of Estate Agents

The Property Ombudsman

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.