



CHERITON CLOSE, COCKFOSTERS, EN4

AN OPPORTUNITY TO PURCHASE THIS FULLY DETACHED 3-4 BEDROOM & 2 BATHROOM HOUSE ON THE CHARLES CHURCH DEVELOPMENT IN HADLEY PARK, BUILT JUST OVER 20 YEARS AGO, WHICH HAS BEEN REFURBISHED BY THE CURRENT VENDOR IN THE LAST 5 YEARS. There is an ATTRACTIVE RECEPTION ROOM & RECENTLY FITTED LUXURY KITCHEN/DINER + 3RD RECEPTION ROOM/POSSIBLE BEDROOM 4 WITH SEPARATE ENTRANCE, ALSO USEFUL AS A PROFESSIONAL PRACTICE, as well as Connected to the Main House.

The Plot is Extra Wide and is Beautifully Landscaped. There is OFF STREET PARKING FOR 2 CARS, and there is a Downstairs Guest Cloakroom.

There is Plenty of Scope for Extensions - Subject to Usual Consents.

Situated in a Cul De Sac Position on the HADLEY PARK ESTATE, and Within Walking Distance of Cockfosters Tube Station (Picc. Line), Shops, Buses, Restaurants, Good Schools, Trent Park and Other Local Amenities.

Viewings Highly Recommended.



ACCOMMODATION

* ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * RECEPTION ROOM * DINING ROOM WITH LUXURY FITTED KITCHEN/DINER * 3RD RECEPTION ROOM/POSSIBLE BEDROOM 4 * 3 UPSTAIRS BEDROOMS * 2 BATHROOMS * EXTRA WIDE & BEAUTIFULLY LANDSCAPED REAR GARDEN * OFF STREET PARKING TO FRONT FOR 2 CARS.

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, SHUTTERS, BLINDS, LAMINATE FLOORING *

PRICE: £835,000 FREEHOLD

SIDE VIEW OF PROPERTY:



ENTRANCE HALL:

Part Glazed Front Door, Double Glazed Side Window, Radiator. Door to DOWNSTAIRS CLOAKROOM.



RECEPTION ROOM: PIC. 1 17'6 x 11'11 (5.33m x 3.63m)

Double Glazed Window to Front with Shutters, Deep Under Stairs Storage Cupboard, Laminate Floor, Double Radiator, Wall Light Points.



RECEPTION ROOM: PIC. 2

Different Aspect of Attractive Reception Room, also Showing the Double Panelled Doors to Luxury Fitted Kitchen/Diner.



DINING ROOM:
Laminate Flooring, Radiator, Double Glazed French Doors to Rear Garden.



LUXURY FITTED KITCHEN:
Recently Fitted with White Laminate Units from John Lewis with Composite Worktops & Breakfast Bar, Single Drainer Inset Sink with Mixer Taps, Plumbed for Dishwasher, Space for Slot in Cooker, Ceramic Flooring, Double Glazed Window Overlooking Rear Garden, Door to Study/Reception Room 3/Possible Bedroom 4.



LUXURY KITCHEN/DINER: 15'4 x 12'10 (4.67m x 3.91m)
Different Aspect as you Enter from the Reception Room.



STUDY/RECEPTION ROOM 3/POSS. BEDROOM 4: 18'2 x 8'03 (5.54m x 2.51m)
Very Useful & Versatile Room with Separate Street Entrance, Double Glazed French Doors to Rear Garden, Amtico Flooring, Radiator. Deep Storage Cupboard with Plumbing for Washing Machine & Central Heating Boiler.



BEDROOM 1: 12'7 x 12' (3.84m x 3.66m)
Fitted Wardrobes, Double Glazed Window to Front, Cornicing, Radiator, Laminate Flooring.



SHOWER EN SUITE:
Walk in Shower, Wash Hand Basin, Low Flush WC., Double Glazed Frosted Window, Radiator. Fully Tiled to Shower Area, Half Tiled to the Rest.

BEDROOM 2: 11'6 x 8'4 (3.51m x 2.54m)
Double Glazed Window to Rear, Radiator, Cornicing, Laminate Flooring.



BEDROOM 3: 10' x 6'8 (3.05m x 2.03m)
Double Glazed Window to Rear, Radiator, Cornicing, Laminate Flooring.



MAIN BATHROOM:
Modern White Suite. Double Glazed Frosted Window.



WIDE REAR GARDEN:

Wider Than Average Rear Garden, Mainly Laid to Lawn, 2 x Pergola Areas, Paved Patio. Mature Trees & Shrubs. Side Entrance. Large Shed.



REAR ELEVATION OF THE PROPERTY & GARDEN:



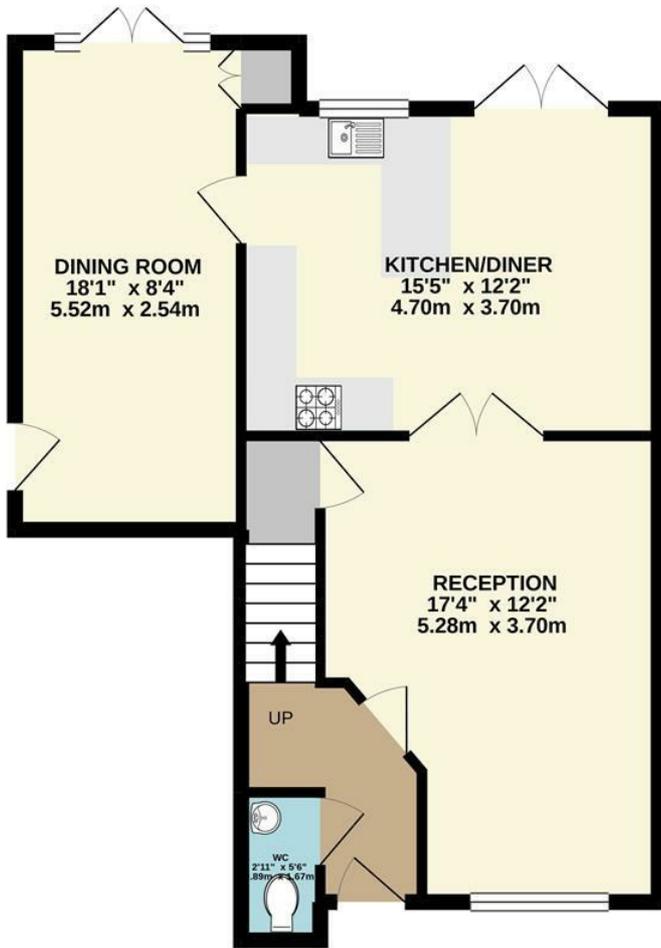
LARGE SHED PLUS PAVED AREA TO FRONT:



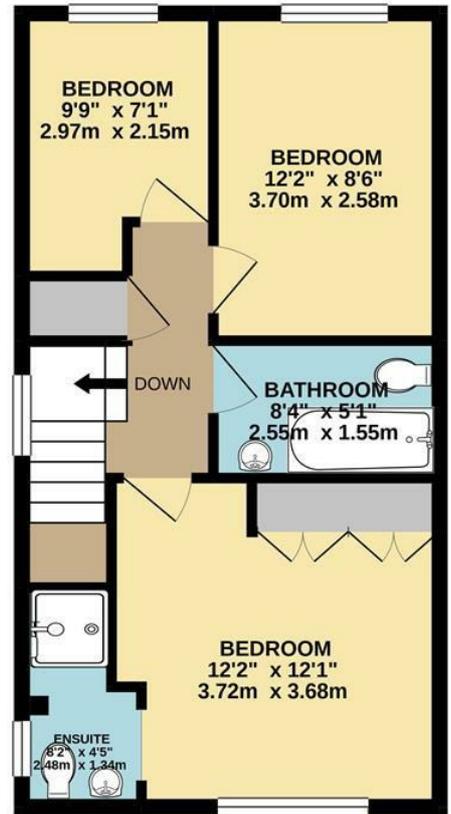
PARKING/TURNING AREA TO SIDE OF THE PROPERTY:



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	72
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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.