



 2  
Bedrooms

 2  
Bathrooms



Mantlestates are pleased to offer this 2 BEDROOM VICTORIAN COTTAGE located between Hadley Wood & Cockfosters Tube Station (Piccadilly Line). The property has a Fitted kitchen/Diner, 2 Bathrooms DOUBLE BEDROOMS & Wooden Flooring throughout. Own Garden. Located in Easy Access to M25 & Cockfosters Shopping Facilities & Array of Restaurants. \*OFFERED CHAIN FREE\*

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**KITCHEN - DINER:** 12' 01" x 12' 06" (3.68m x 3.81m)

Window to the front aspect with secondary glazing, laminate floor, butler sink with mixer tap, storage cupboard, gas hob, electric oven, wall & base units.

**HALL WAY:** 8' 10" x 6' 06" (2.69m x 1.98m)

Shelving x 2, laminated flooring, desk area.

**BATHROOM:** 8' 10" x 5' 06" (2.69m x 1.68m)

Panel bath mixer tap & shower tap, pedestal wash hand basin, low-level flush w/c, quarry floor tiles, tiled walls, heated towel rail.

**LOUNGE:** 13' 01" x 12' 05" (3.99m x 3.78m)

13'01 X 12'05 > 8'04 Laminate flooring, window to the rear aspect, door to garden, skylight, radiator.

**LANDING:**

Carpet.

**REAR BEDROOM:** 8' 10" x 8' 09" (2.69m x 2.67m)

Window to the rear aspect fitted wardrobes, carpet, and radiator.

**FRONT BEDROOM:** 12' 02" x 11' 03" (3.71m x 3.43m)

Window to the front aspect with secondary glazing, fitted wardrobe, carpet radiator.

**EN-SUITE:**

Corner shower cubicle, low-level flush w/c, tiled wall & tiled floor.

**GARDEN:** 29' 07" x 13' 09" (9.02m x 4.19m)

Southerly facing rear garden, garden shed



£485,000

Cockfosters Road, Cockfosters/Hadley Wood, EN4

