

Sussex Way, Cockfosters, EN4 0BJ



Price: £875,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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Situated in this sought after location close to Oakwood and Cockfosters Underground Stations, Shops and fantastic Schools is this well presented good size 3 bedroom semi-detached family home which benefits from good size kitchen/diner, lounge, large bathroom, good size bedrooms, off street parking, 50ft rear garden, and plenty of scope to enlarge (subject to the usual planning consents).

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- GOOD SIZE KITCHEN/DINER
- LARGE BATHROOM
- GROUND FLOOR CLOAKROOM
- CLOSE TO AMENITIES
- OFF STREET PARKING
- SCOPE TO ENLARGE (STPP)

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINER
GROUND FLOOR CLOAKROOM
3 BEDROOMS
SEPARATE TOILET
FAMILY BATHROOM
50FT REAR GARDEN
SIDE ACCESS
OFF STREET PARKING

LOCATION

Sussex Way is a turning off Westpole Avenue which in turn is off Cockfosters Road (A111). The property is a short walk from Cockfosters Underground (Piccadilly line) and a variety of shops close by. There are several excellent schools within walking distance also. The M25 is only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F.

LOCAL AUTHORITY

London Borough of Barnet

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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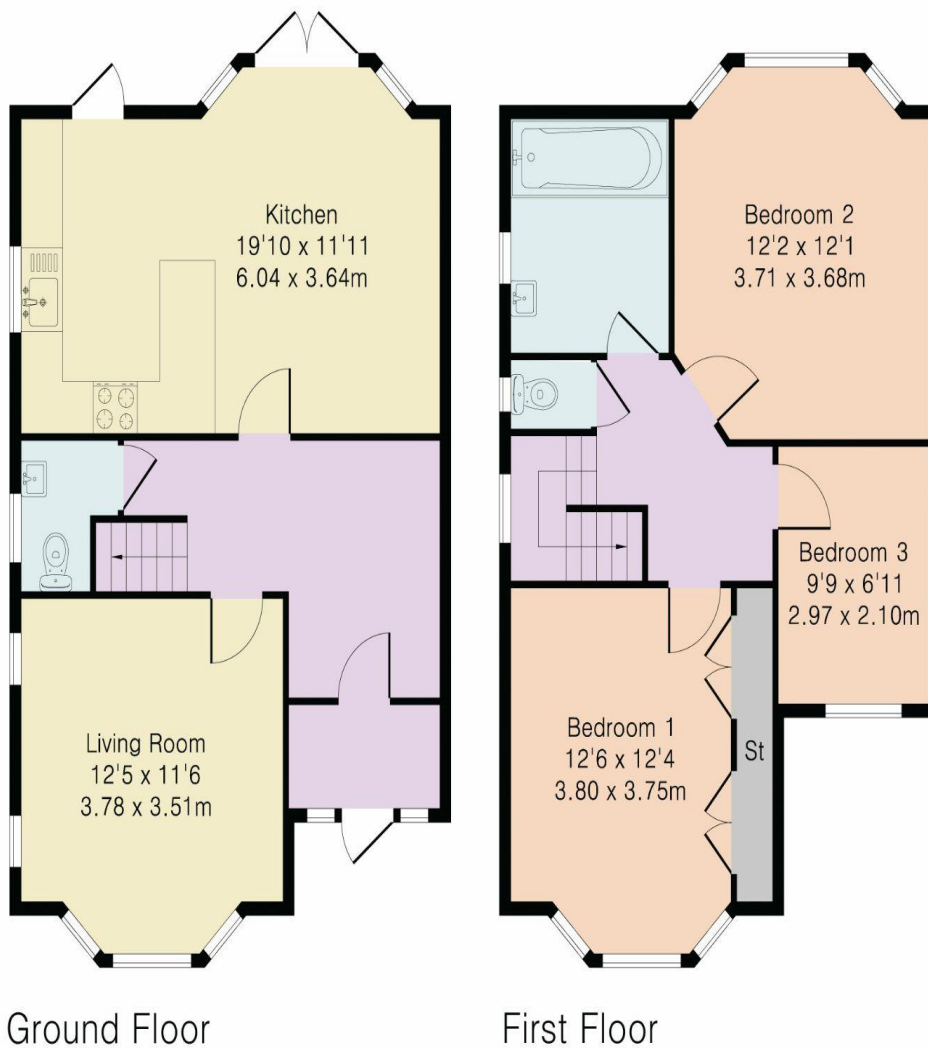
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Approximate Gross Internal Area 1153 sq ft – 107 sq m
Ground Floor Area 591 sq ft – 55 sq m
First Floor Area 562 sq ft – 52 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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