

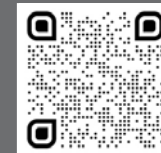
LEYS GARDENS

COCKFOSTERS - EN4

THOMAS
JAMES
ESTATE AGENTS



- FOUR BEDROOM DETACHED HOUSE
- SOUTH FACING GARDEN
- 2,230sqft OF INTERNAL SPACE
- OFF STREET PARKING
- BRICK GARDEN STUDIO
- WALKING DISTANCE TO TUBE



FOR SALE
£1,250,000
FREEHOLD

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4 BEDROOM FAMILY HOME

£1,250,000

IN BRIEF

This handsome four bedroom detached house in Cockfosters has a fabulous south-facing garden, and is ideally located with local shops just around the corner and the Piccadilly Line tube station an easy ten minute walk away. Extending to 2,230 sq ft it offers lots of living space, including a 380 sq ft garden studio.

PROPERTY DESCRIPTION

This substantial detached mock Tudor house is a charming property with the elegant proportions of a property of this vintage, including generously-sized rooms and large windows.

The ground floor has a traditional layout, with a front living room, rear lounge, and a separate kitchen/diner. The lounge and kitchen stretch into a single storey rear extension completed several years ago. The front living room is a serene space, with excellent natural light from a large bay window, plenty of character from the original ceiling rose and cornicing, and a gas fire and surrounding mantelpiece that provide a focal point. Measuring 14'11" by 12'6" there's ample space for two sofas.

The rear lounge and kitchen/diner both extend to almost 24 ft long. The lounge is zoned into areas for relaxing and dining. Accessed via double glazed doors from the hallway, it also has a convenient door to the kitchen, and glazed French doors that open onto the garden terrace. The kitchen/diner has a kitchen/prep area with fitted wall and floor cabinets and a breakfast bar, and an adjacent dining area with space for a large table. A window above the sink provides lovely garden views, and there's a door to the handy utility room which has a door to the side alley. This is welcoming room, with feature exposed wood ceiling beams and attractive complementary wall and floor tiles. The living room, lounge and hallway have a stunning herringbone parquet floor. There's also a shower room/WC on this floor, and a door to the integral garage.

COUNCIL TAX BAND: G
Enfield Council

EPC RATING: D

FREEHOLD



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VIDEO



TRANSPORT



PROPERTY DESCRIPTION CONTINUED...

There are four bedrooms on the first floor and a family bathroom. The main front bedroom and second rear bedroom are a similar (large) size, as are the smaller third and fourth bedrooms. All apart from the fourth bedroom have extensive bespoke fitted wardrobes/cupboards. At 11'2" by 6'8" the bathroom has lots of space for the bath, separate shower, washbasin, bidet and WC, and excellent natural light and ventilation.

The property has been well-maintained by the current owners and is in immaculate condition throughout. It has gas central heating and is double glazed, with attractive diamond pattern leaded windows. Extended to the rear several years ago, there's potential for further development, specifically into the loft space and to the rear.

The property is set back from the street behind an attractive landscaped front garden with a block-paved drive that provides off street parking. A gated side alley provides access to the over 60 ft south-facing rear garden which has been landscaped to provide a raised paved terrace adjacent to the rear of the house and a central lawn with a planted borders and a winding path to the L-shaped brick garden studio at the rear.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

LOCAL LIFE

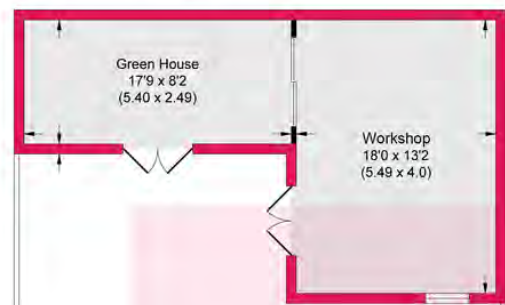
There's a wide range of local independent shops and services within a five minute walk, and the local shopping parade is literally one minute away around the corner.

Public transport connections and road links are good. The house is less than half a mile from Cockfosters tube station on the Piccadilly Line, a mere ten minute stroll, and the North Circular Road and M25 are almost equidistant, both just over two miles away.

Accessible open green spaces are plentiful. Both Oak Hill Park and the extensive Trent Park are half a mile from the property.

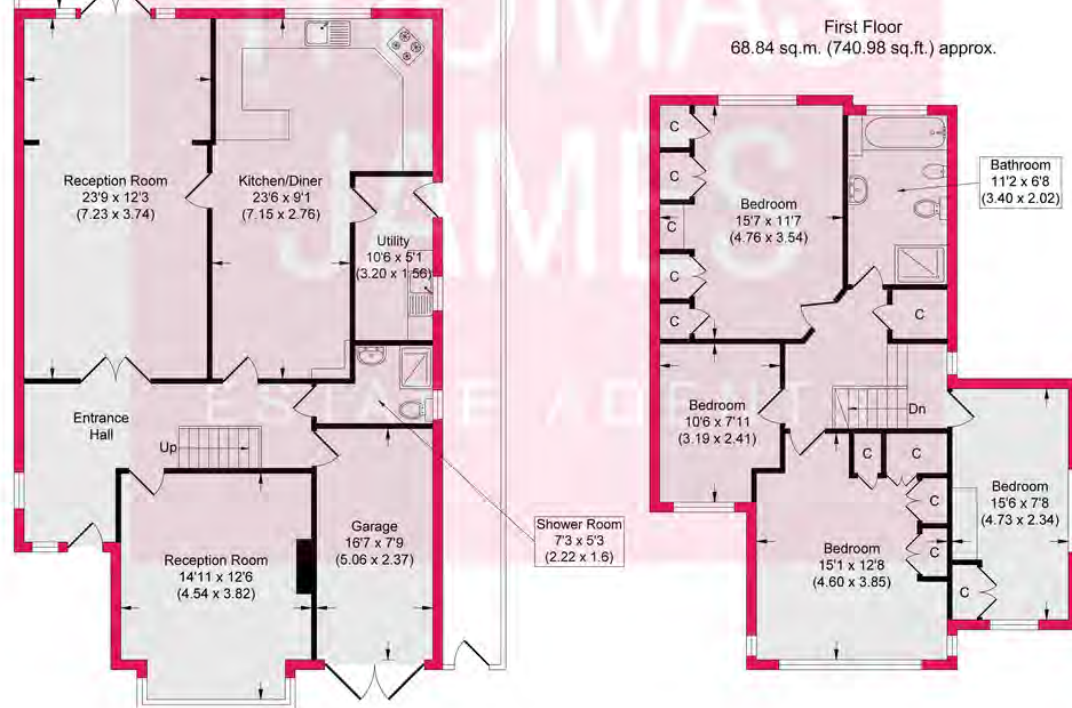
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
138.34 sq.m. (1489.08 sq.ft.) approx.
(Including Workshop/Green House)



Garden Extends To
19m (62'4")

First Floor
68.84 sq.m. (740.98 sq.ft.) approx.



TOTAL FLOOR AREA : 207.18 sq.m. (2230.06 sq.ft.) approx.

(Including Garage/Green House)

WORKSHOP/GREEN HOUSE AREA : 35.30 sq.m. (379.96 sq.ft.) approx.

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