



## LANGFORD ROAD, COCKFOSTERS, BARNET, EN4

Michael Wright are delighted to offer the sale of this 2 BEDROOM EXTENDED SEMI-DETACHED BUNGALOW WITH ATTACHED GARAGE (OWN DRIVE) OFFERING FURTHER EXTENSION POTENTIAL - SUBJECT TO USUAL CONSENTS.

This spacious home features an 19' x 18' Dining Room, Fitted Kitchen & Well Laid Out Rear Garden. Situated in a quiet residential turning and less than half a mile to Cockfosters Underground Station (Piccadilly Line) and the many local shops and restaurants of Cockfosters Road.

Internal viewing is highly recommended, please call for more information.



### ACCOMMODATION

- \* ENTRANCE PORCH \* EXTENDED RECEPTION/DINING ROOM \* TWO BEDROOMS \* FITTED KITCHEN \* CONSERVATORY \* FAMILY BATHROOM \* ATTACHED GARAGE WITH OWN DRIVE \*
- OFF STREET PARKING \* REAR GARDEN
- \* SERVICES GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING

**PRICE: £559,950 FREEHOLD**



**Living/dining room Pic 1: 19'08 x 18'06 (5.99m x 5.64m)**  
**3 x double radiators, Loft access, doors leading to rear garden.**



**Living /dining room Pic 2:**





**Kitchen: 16'7 x 7'02 (5.05m x 2.18m)**

**Four piece gas hob, fridge/freezer, Eye level oven, ample storage, doors leading to conservatory**



**Bathroom: 7'07 x 5 (2.31m x 1.52m)**

**Towel rail, radiator, low flush WC, bath with shower attachment, Double glazed frosted window, wash hand basin.**





**Master Bedroom: 13 x 8'09 (3.96m x 2.67m)**  
**Fitted Wardrobes, radiator, Window to front aspect.**



**Bedroom two: 10'09 x 7'08 (3.28m x 2.34m )**  
**Radiator, Window to front aspect.**

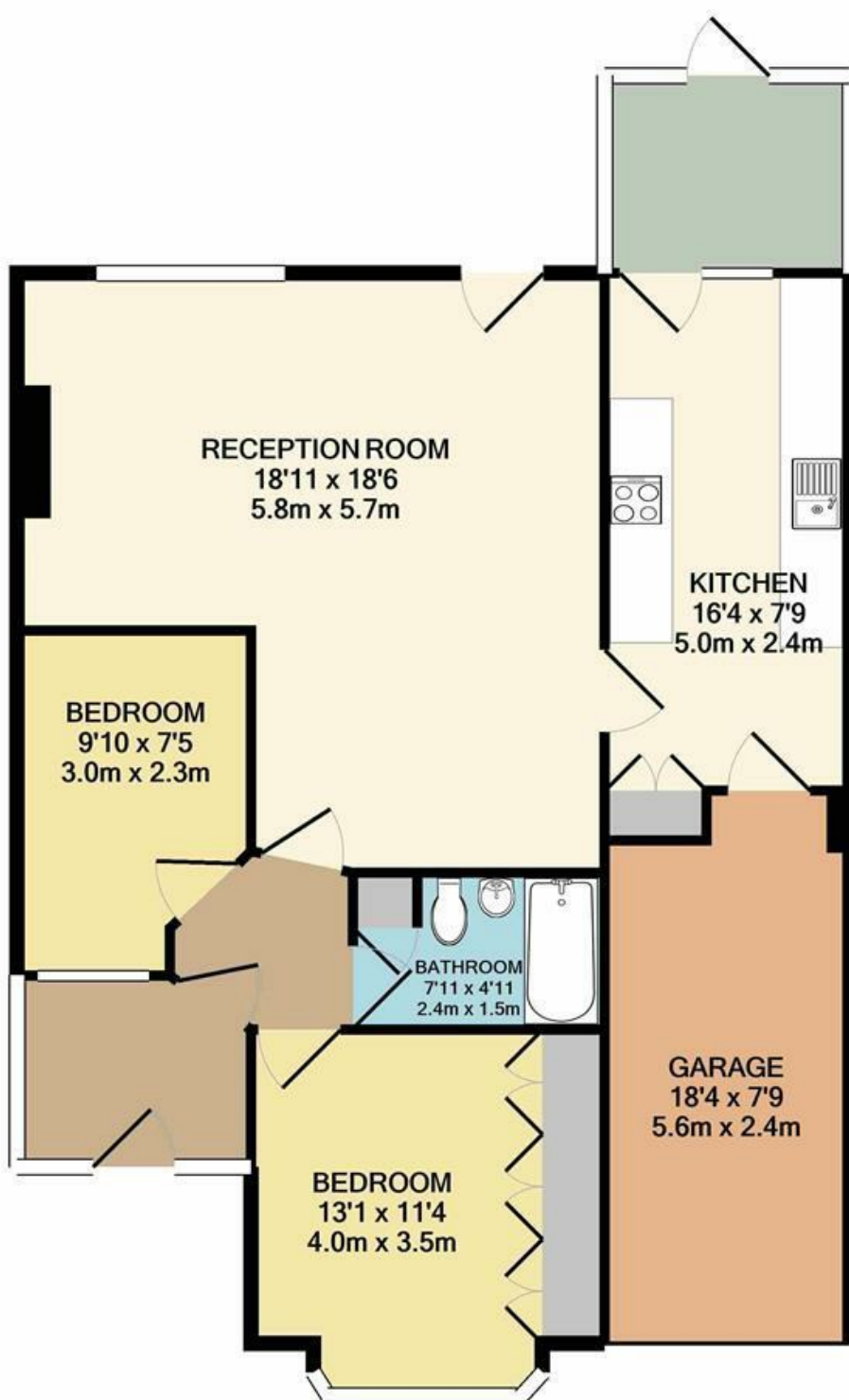
**Rear Garden:**  
**With lawn, paved patio area.**



**Rear of Property:**







**TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	47	77
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	44	76
EU Directive 2002/91/EC		
England & Wales		



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.