



HAMILTON ROAD, COCKFOSTERS, EN4

Situated on a quiet residential turning in Cockfosters is this PROFESSIONALLY EXTENDED & SPACIOUS 4 BEDROOM & 2 BATHROOM SEMI-DETACHED CHALET BUNGALOW. This Bright, Spacious & Well Presented Property consists of a VERY LARGE LOUNGE/DINER, FITTED KITCHEN, with 2 BEDROOMS & BATHROOM ON EACH LEVEL, A WELL MAINTAINED REAR GARDEN & PAVED OFF STREET PARKING TO FRONT. THERE IS ALSO A GARAGE WITH A SHARED FRONTAL DRIVEWAY.

The property is within walking distance of Cockfosters Tube Station (Picc. Line), is also close to Buses, Shops, Restaurants, Trent Park and other Local Amenities. Also in the Catchment for Good Schools for All Ages.

VIEWINGS HIGHLY RECOMMENDED AS THIS CHALET BUNGALOW WILL NOT BE ON THE MARKET FOR VERY LONG!



ACCOMMODATION

* ENTRANCE HALL * VERY LARGE LOUNGE/DINER * FITTED KITCHEN * 4 BEDROOMS - 2 ON EACH FLOOR * 2 BATHROOMS - 1 ON EACH FLOOR * ATTRACTIVE & WELL MAINTAINED REAR GARDEN * PAVED OFF STREET PARKING TO FRONT * GARAGE WITH A SHARED FRONTAL DRIVE IN *

* SERVICES: GAS CENTRAL HEATING * FEATURES DOUBLE GLAZING*

PRICE: £730,000 FREEHOLD

ENTRANCE HALL:

Attractive Entrance Hall with Wood Flooring, 2 Cupboard, 1 is a Coat Cupboard, whilst the other is an Airing Cupboard. Wooden Door with Stained Glass Inset, Stairs to First Floor Landing & Bedrooms 3 & 4 + a Bathroom.



STUNNING LIVING/DINING ROOM: PIC. 1 22'2 x 20'9 (6.76m x 6.32m)

3 x Radiators, Spotlights, Wide Double Glazed French Doors to Garden, Plus Double Glazed Side Panels, Wood Flooring, Spotlights.



STUNNING LIVING/DINING ROOM: PIC. 2



STUNNING LIVING/DINING ROOM: PIC. 3



STUNNING LIVING/DINING ROOM: PIC. 4



FITTED KITCHEN & DINING AREA: 11'1 x 7'7 (3.38m x 2.31m)

Wooden Floor & Wall Units, Single Drainer Sink with Mixer Taps, Fridge/Freezer, Sink with Mixer Tap, washing Machine, Oven, Four Piece Gas Hob with Overhead Extractor and Built Under Oven, Double Glazed Window to Side Aspect.



BEDROOM 1: GROUND FLOOR 14' x 10'11 (4.27m x 3.33m)
Fitted Wardrobes, Radiator, Double Glazed Bay Window to Front with Thomas Sanderson Shutters.



BEDROOM 2: GROUND FLOOR 11'10 x 7'5 (3.61m x 2.26m)
Radiator, Double Glazed Window to Front Aspect with Thomas Sanderson Shutters, Wood Flooring.



SHOWER ROOM - GROUND FLOOR 7'9 x 6'10 (2.36m x 2.08m)

Sink with Mixer Tap, Low Level WC, Shower Cubicle, Double Glazed Window to Side Aspect. Fully Tiled to Shower Area and Half Tiled to the Rest.



BEDROOM 3: FIRST FLOOR 15'11 x 9'5 (4.85m x 2.87m)

Double Glazed Window to Rear Aspect, Radiator.



BEDROOM 4: FIRST FLOOR 10'02 x 7'08 (3.10m x 2.34m)
Radiator, Double Glazed Window to Rear Aspect.



BATHROOM: FIRST FLOOR
Oval Free Standing Bath with Mixer Taps and Shower Attachment, Low Level WC, Wash Hand Basin with Tap, Radiator. Double Glazed Velux Window.



REAR GARDEN: PIC. 1

Wide Paved Steps Down from Lounge/Diner to a Level & Well Maintained Rear Garden with Lawn, Patio & Shrubs.



REAR GARDEN: PIC. 2



REAR ELEVATION OF PROPERTY & GARDEN:

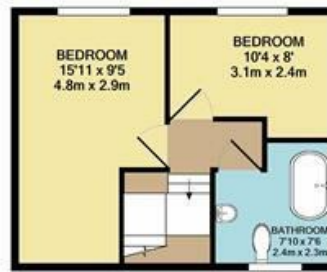
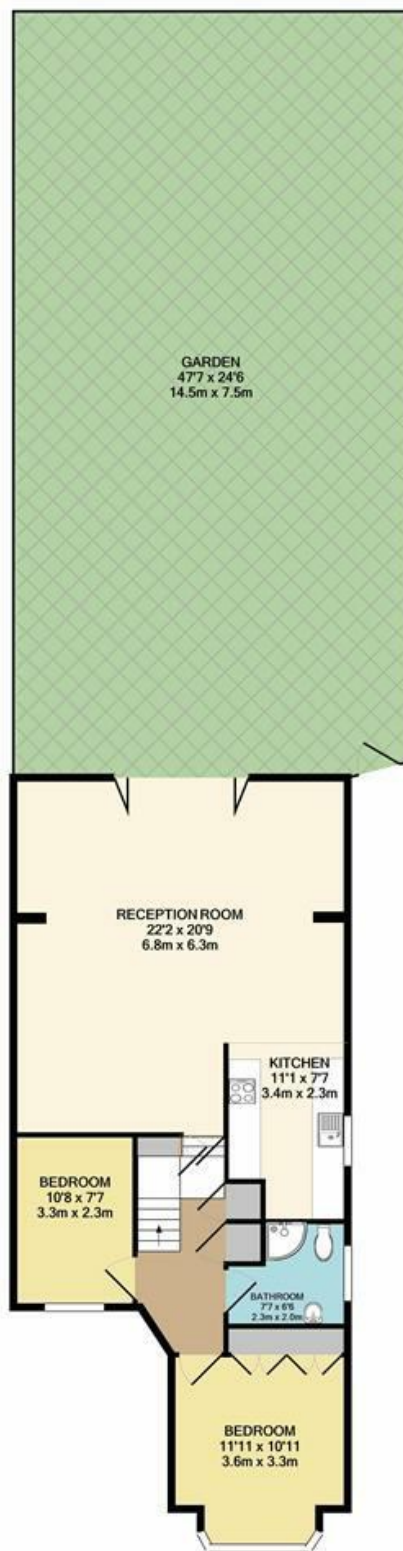


REAR ELEVATION OF PROPERTY:



FRONT OF PROPERTY:





1ST FLOOR
APPROX. FLOOR
AREA 314 SQ. FT.
(29.1 SQ. M.)

GROUND FLOOR
APPROX. FLOOR
AREA 834 SQ. FT.
(77.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1148 SQ. FT. (106.7 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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
61		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(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		
54		
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.