



## **CARSON ROAD, COCKFOSTERS, EN4**

An Opportunity to Purchase this FULLY DETACHED 3 BEDROOM PROPERTY IN A QUIET RESIDENTIAL TURNING IN NEED OF UPDATING, BUT OFFERING EXCELLENT SCOPE & POTENTIAL - SPP. There is a THROUGH LOUNGE, GOOD SIZED KITCHEN & DOWNSTAIRS CLOAKROOM, UPSTAIRS BATHROOM, SEMI-INTEGRAL GARAGE WITH OWN DRIVE, REAR GARDEN & OFF STREET PARKING TO FRONT. Within Walking Distance of Cockfosters Tube Station (Picc. Line), Buses, Shops, Restaurants, Trent Park, Good Schools for All Ages & Other Local Amenities.

**Viewings Recommended.**



### **ACCOMMODATION**

\* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* THROUGH LOUNGE \* KITCHEN, \* 3 BEDROOMS \* BATHROOM \* GOOD SIZED REAR GARDEN \* SEMI INTEGRAL GARAGE WITH OWN DRIVE \* PAVED OFF STREET PARKING FOR 2 CARS \*  
\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £650,000 FREEHOLD**



**THROUGH LOUNGE: PIC. 1 22'09 x 11'03 max (6.93m x 3.43m max)**  
**Double Glazed Windows to Front & Rear, Double Glazed Door to Garden, Door to Kitchen + Turning Staircase to First Floor. Double Radiator.**



**THROUGH LOUNGE: PIC. 2**





**THROUGH LOUNGE: 3**  
**Rear Section Serving as a Dining Area. Double Radiator.**



**KITCHEN: PIC. 1 10'08 x 9'04 (3.25m x 2.84m)**  
**In Need of Updating.**





**KITCHEN: PIC. 2**  
**Showing Double Glazed Window & Double Glazed Door to Garden.**



**BEDROOM 1: PIC. 1 12'01 x 8'05 (3.68m x 2.57m)**  
**Double Glazed Window to Front.**





**BEDROOM 1: PIC. 2 11'05 x 10'03 (3.48m x 3.12m)**  
**Different Aspect Showing Fitted Wardrobes. Radiator.**



**BEDROOM 2: 11'05 x 10'03 (3.48m x 3.12m)**  
**Double Glazed Window to Front, Fitted Wardrobes. Radiator.**



**BEDROOM 3: 11'03 x 6'01 (3.43m x 1.85m)**  
**Double Glazed Window to Rear, Radiator.**



**BATHROOM:**  
**In Need of Updating.**





**REAR GARDEN: PIC. 1 approx 50' (approx 15.24m)**  
**Secluded Rear Garden with Patio, Lawn & Mature Trees & Shrubs.**



**REAR GARDEN: PIC. 2**



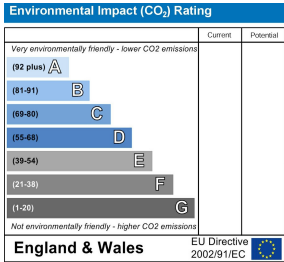
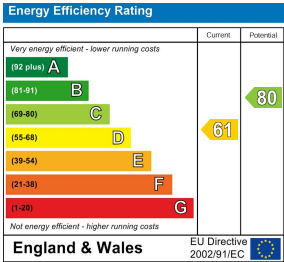
**REAR ELEVATION OF PROPERTY:**







Awaiting Floor Plan



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.