



MOUNT CLOSE, COCKFOSTERS, EN4

A BRIGHT & SPACIOUS 2 DOUBLE BEDROOM GROUND FLOOR MAISONETTE IN A QUIET CUL DE SAC POSITION JUST OFF COCKFOSTERS ROAD OFFERED IN 'SHOW HOUSE' CONDITION.

The Property has been Totally Refurbished with Brand New Kitchen, Bathroom, Floorings, Decorations etc., etc., There is Potential for OFF STREET PARKING to the Front - Planning Permission has Lapsed but can be re-applied with Drawings already available.

There is a Bright & Attractive Reception Room with Large Double Glazed Patio Doors Straight onto the Patio & Sunny Aspect Rear Garden.

Only Minutes from Cockfosters Tube Station (Picc. Line), Buses, Shops, Restaurants, Supermarkets, Doctor's Surgery and other Local Amenities.

OFFERED CHAIN FREE! VIEWINGS HIGHLY RECOMMENDED.



ACCOMMODATION

* ENTRANCE HALL * RECEPTION ROOM * WELL FITTED KITCHEN * 2 DOUBLE BEDROOMS * MODERN BATHROOM * OWN REAR GARDEN * POSSIBLE OFF STREET PARKING SPACE TO THE FRONT *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LAMINATE FLOORING *

PRICE: £439,000 LEASEHOLD

ENTRANCE HALL:

Part Glazed Door to Side, Deep Storage/Coat Cupboard, Doors to All Rooms, Laminate Flooring, Double Radiator. 2 Very Useful Further Storage Cupboards, Nearest to Fitted Kitchen.



RECEPTION ROOM:

Bright Reception Room with Laminate Flooring, Double Radiator, Full Height & Width Sliding Patio Doors



WELL FITTED KITCHEN: PIC. 1 11'3 x 7'6 (3.43m x 2.29m)

Well Fitted on 3 Sides in a 'U' Shape, 1.5 Bowl Inset Stainless Steel Sink with Mixer Taps, Bosch Gas Hob with Extractor Over, Eye Level Bosch Double Ovens - 1 being a Combi Oven, Ample Worktop Area. 2 x Double Glazed Windows to Side & Rear.



WELL FITTED KITCHEN: PIC. 2

Different Aspect Showing Double Glazed Window Overlooking Own Rear Garden, Washing Machine, Dishwasher and Fridge/Freezer all Included. Pleasant Outlook.



BEDROOM 1: 13' x 12'1 (3.96m x 3.68m)
Double Glazed Window to Front, Laminate Flooring, Double Radiator.



BEDROOM 2: 12'2 x 9' (3.71m x 2.74m)
Double Glazed Window to Front, Laminate Flooring, Double Radiator.



MODERN BATHROOM:

Modern White Bathroom Suite with Glass Shower Screen to Bath, Fully Tiled Walls, Ceramic Flooring, Double Glazed Frosted Double Glazed Window to Side, Chrome Heated Towel Rail.



OWN REAR GARDEN:

A Sunny Aspect Level Rear Garden with Lawn, Large Paved Patio Area, Flower Borders.



REAR ELEVATION OF PROPERTY:

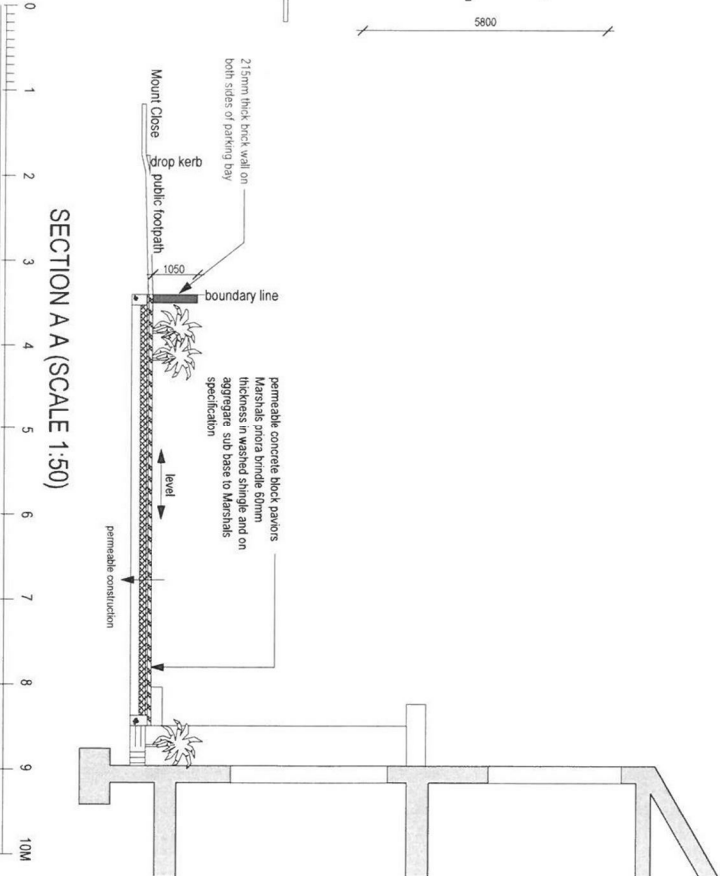
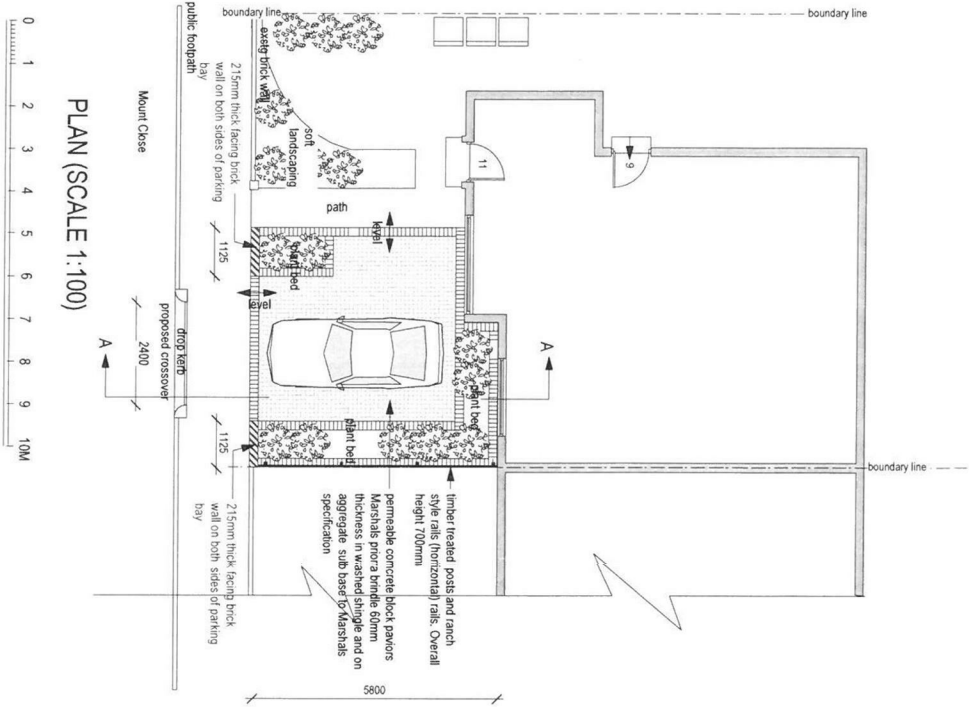


OPEN OUTLOOK TO FRONT:



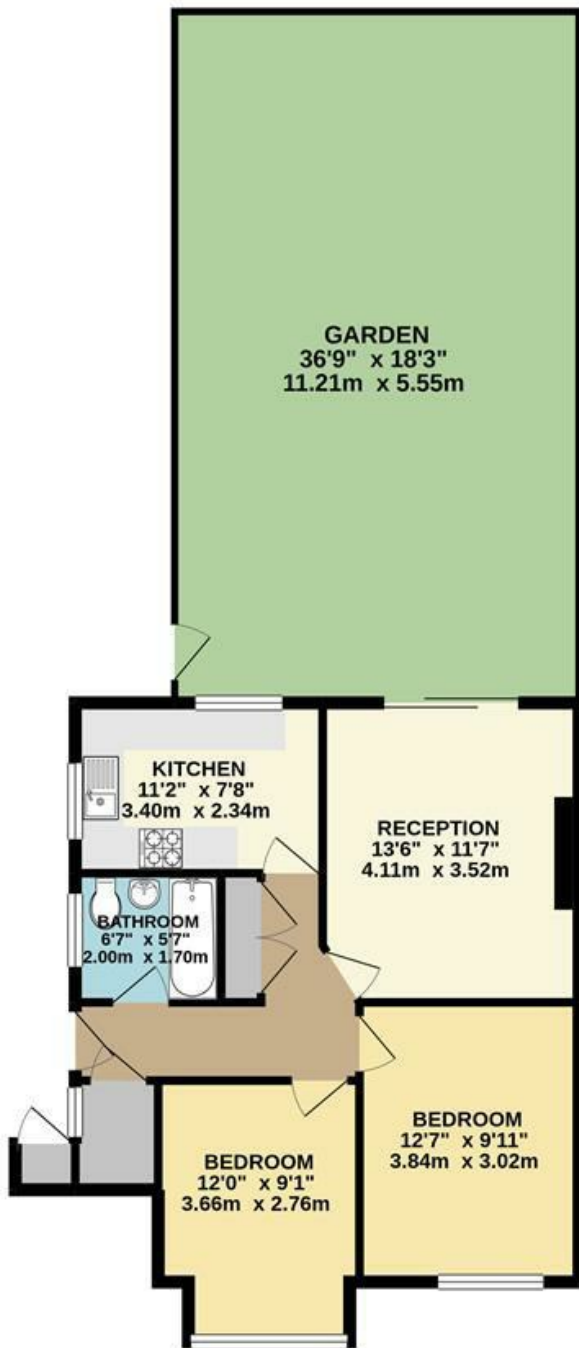
POSSIBLE OFF STREET PARKING SPACE TO FRONT: SPP

There is Possible Off Streete Parking Space to Front for Which Planning Permission was Granted, which has now Lapsed, but can be Re-Applied for, but it is the space on the right-hand side as you are facing he property. Plans and Original Documents are available if needed.



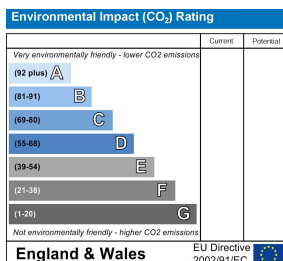
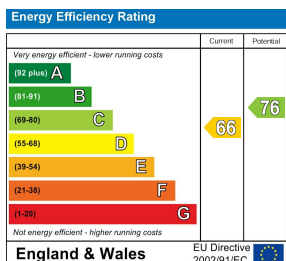
Notes:		Project Address:	
		9 MOUNT CLOSE EN4 0AG	
Project		PROPOSED CROSSOVER AND HARD STANDING	
Drawing Title		PROPOSED HARDSTANDING	
Scale @ A3		1:100	
Date		JUNE 2015	
Drawing No.		PA/15/PL/1	
Rev A		Rev B	
Rev A: Specification Changed To Permeable Construction Crossover Width Reduced		Rev B: boundary walls added	

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

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