



VERNON CRESCENT, EAST BARNET/COCKFOSTERS BDRS., EN4

An Opportunity to Purchase a 2 DOUBLE BEDROOM EXTENDED GROUND FLOOR MAISONETTE WITH OWN GARDENS ON 3 SIDES AND RATHER DISTANCED FROM THE NEIGHBOURING MAISONNETTES. There is an 'L' Shaped Reception Room/Diner Measuring Approximately 27' x 19'9", Narrowing to 12' and it is Possible to Re-Configure This Maisonette to Become a 3 Bedroom. The Rear Garden is Not Overlooked & is Rather Private & Secluded, Whilst there is a Front Garden as well as a Long Strip of Lawn to the Side. The Fitted Kitchen has had a Recently Installed Gas Combi Boiler, whilst the Bathroom has a Walk in Shower. Vernon Crescent, which is immediately off Mansfield Avenue is within walking distance to Cat Hill for Bus Route, or within a walk to Cockfosters Shops & Local Amenities. There is Over 900 Year Lease. Also in the Catchment for good Schools, including East Barnet Secondary & Dane Grove Junior School. Offered Chain Free!



ACCOMMODATION

- * OWN ENTRANCE HALL * 'L' SHAPRED RECEPTION ROOM & EXTENSION ROOM ACROSS THE REAR * FITTED KITCHEN (COULD BECOME BEDROOM 3) * 2 DOUBLE BEDROOMS * BATHROOM (CURRENTLY USED AS A SHOWER ROOM) * OWN GARDEN TO REAR * GARDEN TO SIDE * GARDEN TO FRONT *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, FITTED WARDROBES *

PRICE: £425,000 LEASEHOLD

ENTRANCE HALL:
Georgian Fanlight Door, Double Radiator, Storage Cupboard.



'L' SHAPED RECEPTION ROOM & REAR EXTENSION: 27' x 19'9" (8.23m x 6.02m) to 12'6" (3.81m)
15 Panel Glazed Georgian Door from Hallway, Feature Fireplace, Double Radiator, Cornicing. Wooden Divider for Display Area and Opening Leading to Extension.



REAR EXTENSION:

Very Useful Additional Room with Double Glazed Window Overlooking Rear Garden, Double Glazed Sliding Patio Doors to Garden, Cornicing, Double Radiator.



DINING AREA:

With Archway to Fitted Kitchen & Immediate Access to Rear Garden.



FITTED KITCHEN: 9' x 8'3 (2.74m x 2.51m)

Fitted Wooden Floor & Wall Units, Single Drainer Inset Sink Unit with Mixer Taps, Space for Free Standing Cooker, Plumbed for both Dishwasher & Washing Machine. Recently installed Worcester Combi Boiler Providing Instant Hot Water, Double Glazed Window to Side. Area for Fridge/Freezer. Archway to Dining Area.

Note: This Could Easily Become Bedroom 3 as there is Enough Space to Move the Kitchen to the 'L' Shaped Reception/Extension Area.



BEDROOM 1: 15' x 8'10 (4.57m x 2.69m)

Fitted Wardrobes on 2 Sides with Double Bed Recess, Double Glazed Window to Front, Double Radiator, Cornicing.



BEDROOM 2: 12'3 x 8'11 (3.73m x 2.72m)
Fitted Wardrobes, Double Glazed Window to Front, Double Radiator, Cornicing.



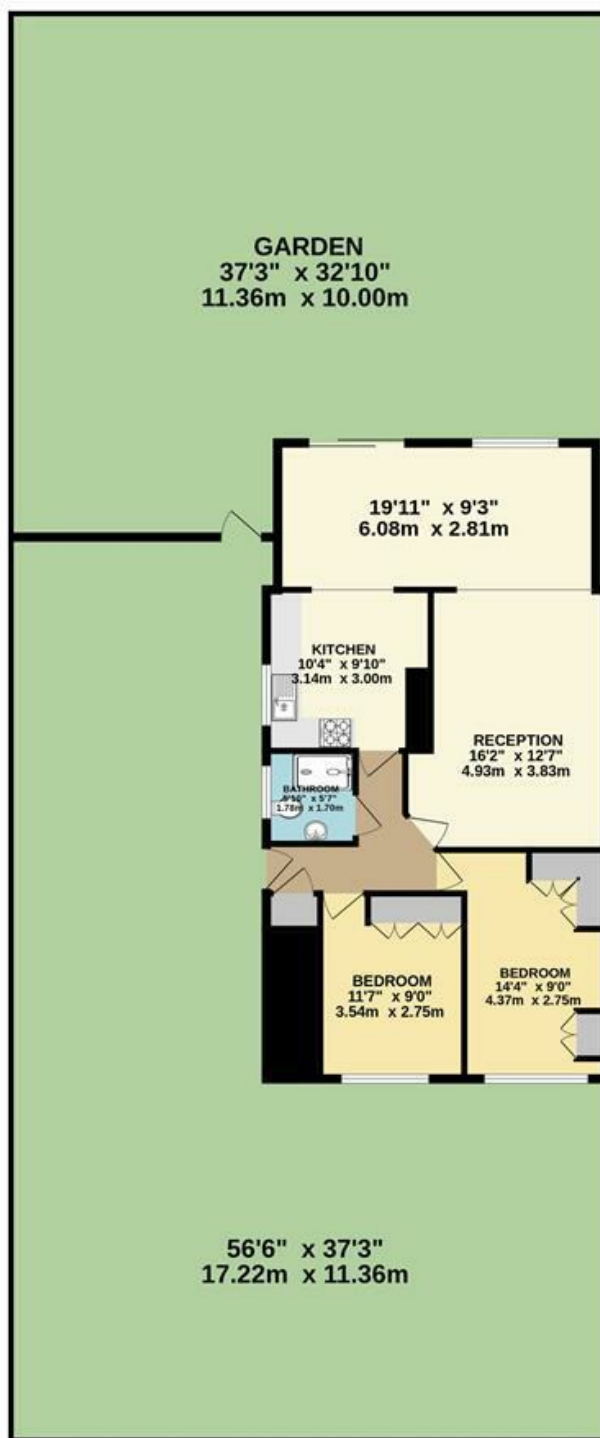
BATHROOM:
Currently Used as a Shower Room with Walk in Shower, Low Flush WC., Wash Hand Basin with Mixer Taps & Cupboards Beneath, Fully Tiled, Double Glazed Frosted Window to Side.



WIDE REAR GARDEN:
Wide Rear Garden. Mainly Laid to Lawn, Not Overlooked. Mature Shrubs.

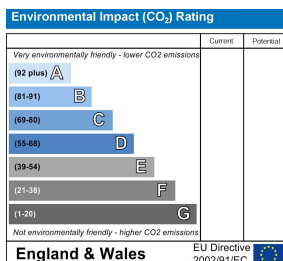
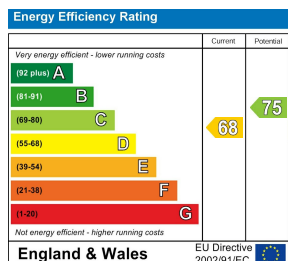


GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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