



HEDDON COURT AVENUE, COCKFOSTERS, EN4

We are pleased to offer for sale this this immaculately presented, thoughtfully extended & beautifully refurbished, 5 bedroom, 3 bathroom halls adjoining semi-detached property in the sought after Heddon Court Avenue, Cockfosters.

As you enter there is a welcoming entrance hall leading to two large reception rooms and a stylishly fitted 33ft kitchen/dining/family room, utility room & guest WC on the ground floor. To the first floor you will find three double bedrooms, one with ensuite, an additional single bedroom & a luxury family bathroom. Then, in the loft you will find a large master bedroom, an ensuite & access to the eaves, offering lots of handy storage.

There is a 60ft South-West facing rear garden, beautifully presented and well-kept, with a beautifully appointed summer house offering a tranquil space to relax. To the side there is a garage which has been thoughtfully split into three handy storage areas. At the front, the property has its own driveway and off-street parking for 4-5 cars.

Situated at the upper end of Heddon Court Avenue in Cockfosters, you're just a stone's throw away from Cockfosters Road, the Underground station (Picc Line) & a variety of restaurants, cafes, supermarkets and stunning Trent Country Park, as well as close to excellent schools, including Trent Primary School, JCoSS, Southgate, and East Barnet Secondary Schools. ,
VIEWING IS A MUST TO TRULY APPRECIATE THIS WONDERFUL PROPERTY.



ACCOMMODATION

- * HALLS ADJOINING SEMI-DETACHED * IMMACULATLY PRESENTED, THOUGHTFULLY EXTENDED & BEAUTIFULLY RENOVATED * SPACIOUS ENTRANCE HALL * 5 DOUBLE BEDROOMS * 2 RECEPTION ROOMS * LARGE LUXURY FITTED KITCHEN/DINER * UTILITY ROOM & DOWNSTAIRS WC * LUXURY FAMILY BATHROOM & 2 ADDITIONAL ENSUITE SHOWER ROOMS * 60FT SOUTH-WESTERLY FACING LANDSCAPED GARDEN WITH SUMMERHOUSE * DETACHED GARAGE CURRENTLY USED AS STORAGE * OFF STREET PARKING FOR SEVERAL CARS *
- * SERVICES: GAS CENTRAL HEATING, UNDER FLOOR HEATING, ALARM SYSTEM * FEATURES: DOUBLE GLAZING *

PRICE: £1,400,000 FREEHOLD

ENTRANCE HALL

A bright, spacious and welcoming entrance hall with porcelain tiles, coving & pendant lighting to the ceiling. Fitted storage cupboard, understairs storage and access to the front living room & kitchen / diner / family room. Zoned underfloor heating



FRONT RECEPTION ROOM 17'2" x 12'10" (5.23m x 3.91m)

Double glazed bay window to the front with fitted shutters. Porcelain tiles with zoned underfloor heating, coving and spotlights to the ceiling.



LUXURY KITCHEN / DINER / LIVING ROOM 33'6" x 23'8" (10.21m x 7.21m)

A stunning, beautifully appointed family area. Truly the hub of the house, renovated to a very high specification. Zoned underfloor heating.



LUXURY KITCHEN AREA

Double glazed bi-fold doors to the rear with level access to the garden. Ample wall & base units offering lots of storage space. Large island with storage beneath & pendant lighting above, glass splash back.



LUXURY KITCHEN / DINER

A different aspect showing the dining area of the kitchen. Fitted Siemens warming drawer, microwave & double oven. Integrated dishwasher, full sized Miele fridge & freezer, Quooker boiler & filtered water tap & integrated drinks fridge. Coving, spotlights & fitted speakers to the ceiling. Zoned underfloor heating.



LIVING ROOM AREA

Double glazed bi-fold doors to the rear. Coving, spotlights & pendant lighting to the ceiling. Stylishly designed fitted shelving, drawer & cupboards to one wall with recess lighting. Zoned underfloor heating.



UTILITY ROOM 10'4" x 7'10" (3.16 x 2.39)

Part-glazed door to the side, leading to the garden and garage. Plumbed for washing machine & tumble drier, with lots of additional storage space in the form of floor to ceiling cupboards.



DOWNSTAIRS WC

Double glazed window to the side. Part-tiled, with wash hand basin with vanity unit beneath, low flush WC. Coving & spotlights to the ceiling.



SECOND FLOOR LANDING
A versatile space, currently used as a second dressing area.



BEDROOM 1 (LOFT) 20'9" x 12'0" (6.33 x 3.67)

Two double glazed Velux windows & an additional double glazed window to the rear letting in lots of natural light, with radiator beneath. Carpeted, with In-built wardrobes to one wall & fitted cupboards to the other. Spotlights, pendant lighting & coving to the ceiling.



BEDROOM 1 (LOFT) PIC 2



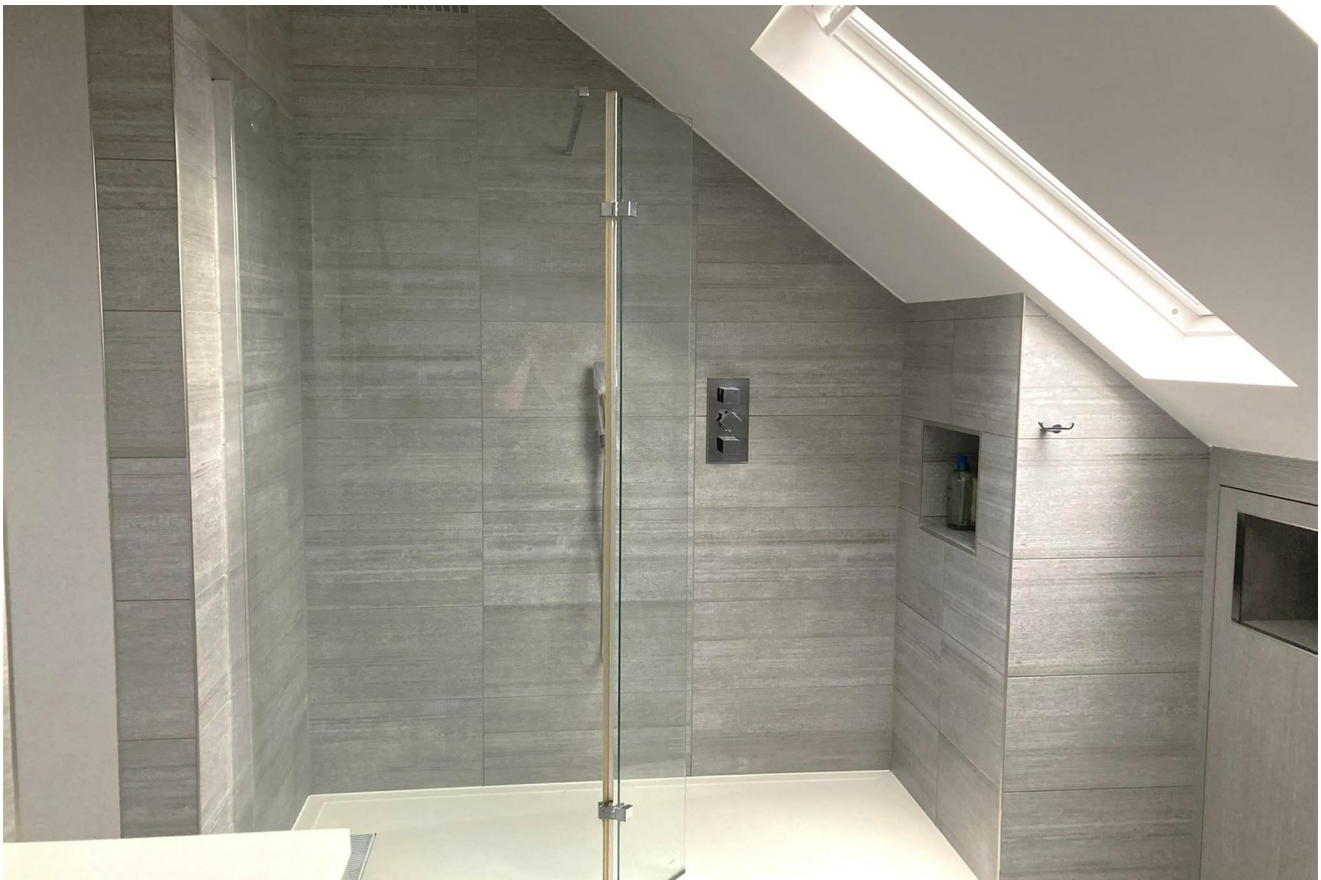
DRESSING AREA (LOFT)



ENSUITE 11'10" x 8'6" (3.61m x 2.59m)



ENSUITE (PIC 2)



FIRST FLOOR LANDING



BEDROOM 2 16'10" x 12'8" (5.13m x 3.86m)

Double glazed window to the front. Carpeted, with fitted wardrobes to one wall, vertical designer radiator, coving, spotlights & pendant lighting to the ceiling.



ENSUITE BATHROOM

Double glazed window to the side, fully tiled ensuite bathroom comprising a roll-top bath, wall hung wash hand basin with vanity unit beneath, low flush WC. Spotlights to the ceiling & chrome heated towel rail. Underfloor heating.



BEDROOM 3 13'11" x 12'00" (4.24m x 3.66m)

Double glazed window to the rear, with designer radiator beneath. Carpeted, with spotlights & ceiling fan.



BEDROOM 4 12'1" x 10'11" (3.69 x 3.34)

Double glazed window to the rear with designer radiator beneath. Coving, spotlights & pendant lighting to the ceiling.



BEDROOM 5 10'11" x 9'6" (3.33m x 2.90m)

Double glazed window to the front. Carpeted, with spotlights to the ceiling.



FAMILY SHOWER ROOM

Frosted double glazed window to the rear. Fully tiled, double shower with changeable lighting, rain shower & handheld shower heads. Wall hung, low flush WC with chrome plate & hidden cistern. Wall hung wash hand basin with vanity unit beneath & electric mirror above. Underfloor heating.



GARDEN 59'1" x 44'7" (18.01m x 13.59m)

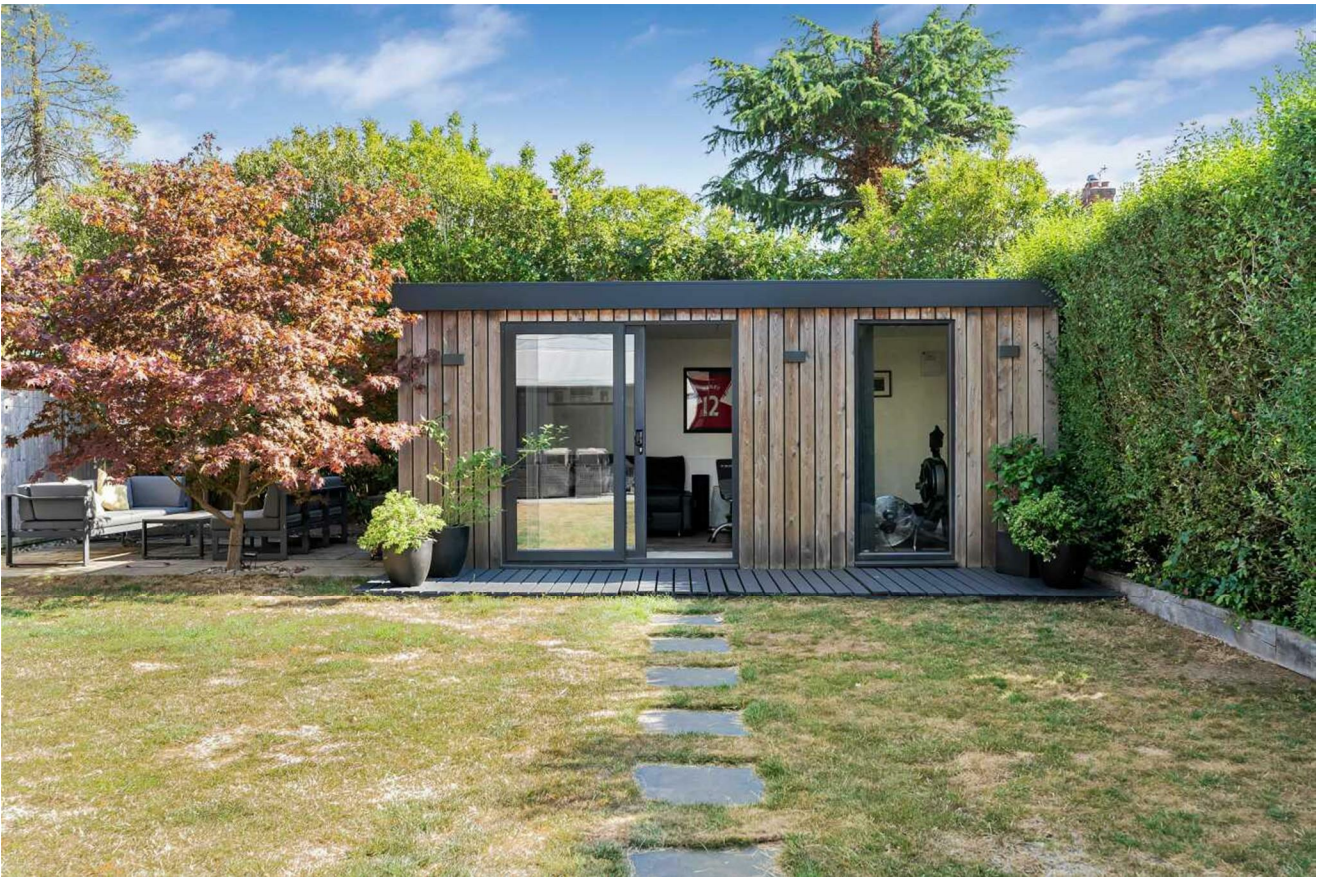
A South-West facing garden with a large patio area, with electric awning above & leading to the grass area, which is lined by raised beds & fruit trees. To the rear of the garden you will find a second patio area and a useful garden room.



GARDEN (PIC 2)



OUTBUILDING 16'10" x 9'5" (5.13m x 2.87m)



INSIDE THE OUTBUILDING
Double glazed sliding doors, laminate flooring, spotlights & electric radiator.



REAR ELEVATION

In addition to the awning, outbuilding & two patio areas, the garden also offers side access to the front of the house & off street parking for multiple cars. You will also find a hot tap & three handy storage areas, one of which is the garage.



GARAGE 12'6" x 9'10" (3.82 x 3.00)



Heddon Court Avenue, Cockfosters, EN4

**Approximate Gross Internal Area 2613 sq ft - 242 sq m
(Excluding Garage & Outbuilding)**

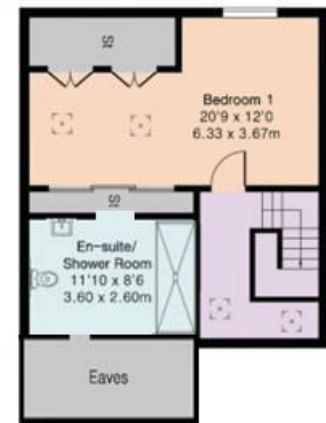
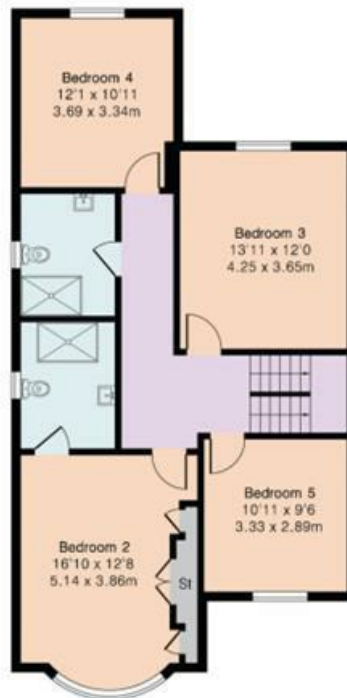
Ground Floor Area 1219 sq ft - 113 sq m

First Floor Area 917 sq ft - 85 sq m

Second Floor Area 477 sq ft - 44 sq m

Garage Area 147 sq ft - 14 sq m

Outbuilding Area 160 sq ft - 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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			
England & Wales			
EU Directive 2002/91/EC			



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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