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IBSLEY WAY, COCKFOSTERS, EN4

We are delighted to offer for sale this immaculately presented, detached four-bedroom family home, situated in a quiet residential cul-de-sac in Cockfosters. The house is bright and airy and has been recently refurbished, resulting in an impressive EPC rating of A, which is quite an achievement.

On the ground floor, there is a 32ft lounge/dining room, a separate study, a utility room (converted from the garage), a recently fitted modern kitchen and a downstairs WC. On the first floor, there are four bedrooms and a large family shower room.

There is ample off-street parking on the private driveway, as well as a 27ft summer house and a paved patio with a pergola in the rear garden. The property is within walking distance of Cockfosters High Street, with its abundance of local shops, restaurants and amenities, as well as excellent transport links. It is also conveniently located close to some of the area's excellent schools, including Trent Primary School, JCoSS, East Barnet Secondary schools.

Viewing is highly recommended.



ACCOMMODATION

* GRADE A - EPC RATING * 32FT LOUNGE & DINING ROOM * RECENTLY FITTED KITCHEN WITH INTEGRATED APPLIANCES * ADDITIONAL FRONT ROOM USED AS A STUDY * 4 BEDROOMS * LARGE FAMILY SHOWER ROOM * SEPARATE WC TO GROUND FLOOR * REAR GARDEN WITH 27FT SUMMER HOUSE & OUTDOOR BAR AREA * DRIVEWAY TO THE FRONT WITH BLOCK PAVED OFF STREET PARKING *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * SOLAR PANELS * HEATING, VENTILATION & AIR CONDITIONING UNITS * HEAT PUMP HEATING SYSTEM * WATER SOFTENER *

PRICE: £875,000 FREEHOLD

ENTRANCE HALL

Bright entrance hall. Neutrally decorated, with laminate flooring & access to the study, lounge / dining room & guest WC.



LOUNGE / DINING ROOM

Triple aspect with double glazed windows to the front & French Doors to the rear. Laminate flooring, designer LED light fittings & coving to the ceiling. Fitted shelving to one wall with ample cupboard space beneath. Fitted air conditioning unit.



LOUNGE AREA 17'10" x 12'2" (5.44m x 3.71m)



DINING ROOM 15'00" x 11'7" (4.57m x 3.53m)
Double glazed French Doors leading to the covered patio area. Coving & designer lighting to the ceiling. Radiator.



KITCHEN 11'7" x 10'11" (3.53m x 3.33m)
Dual aspect with double glazed window & door to the rear. Ample wall & base units, Neff double oven, fitted microwave, gas hob with hidden extractor fan above, integrated dishwasher, American style Fridge Freezer & sink with waste disposal unit. Vertical designer radiator.



STUDY 10'00" x 8'2" (3.05m x 2.49m)
Obscured double glazed window to the front. Carpeted, with LED spotlights to the ceiling & vertical designer radiator.



SEPARATE GROUND FLOOR WC
Frosted double glazed window to the front. Laminate flooring, low flush WC, wash hand basin with vanity unit beneath and mirrored cabinet above. Heated towel rail.



UTILITY ROOM 8'2" x 6'5" (2.49m x 1.96m)
Plumbed for washing machine & tumble drier. Houses the water softener.



LANDING



BEDROOM 1 15'0" x 12'0" (4.59 x 3.67)
Double glazed window to the front. Carpeted, with radiator, LED lighting & coving to the ceiling. Fitted air conditioning unit.



BEDROOM 2 12'0" x 10'10" (3.66m x 3.30m)
Double glazed window to the side, with radiator beneath. Carpeted, with LED lighting & coving to the ceiling. Bespoke wardrobe & dressing table area to one wall.



BEDROOM 3 8'11" x 8'4" (2.72m x 2.54m)
Double glazed window to the rear, with radiator beneath. Carpeted, with coving to the ceiling.



BEDROOM 4 11'2" x 5'10" (3.41 x 1.78)
Double glazed window to the front, with radiator beneath. Carpeted, with coving to the ceiling.



FAMILY SHOWER ROOM
Double glazed, frosted window to the rear. Fully tiled, with heated towel rail, low flush WC, wall hung wash hand basin, with vanity unit beneath & mirrored cabinet above. Walk-in shower, fitted cabinet & LED spotlights to the ceiling.



GARDEN

Beautifully landscaped garden with a large patio, which is partially covered, lawn area & mature tree & shrub boarders.



GARDEN (PIC 2)



SUMMER HOUSE 27'9" x 9'10" (8.46m x 3.00m)
Serviced by lights, power & wired internet connection.



SUMMER HOUSE & BAR AREA



SUMMER HOUSE INTERIOR



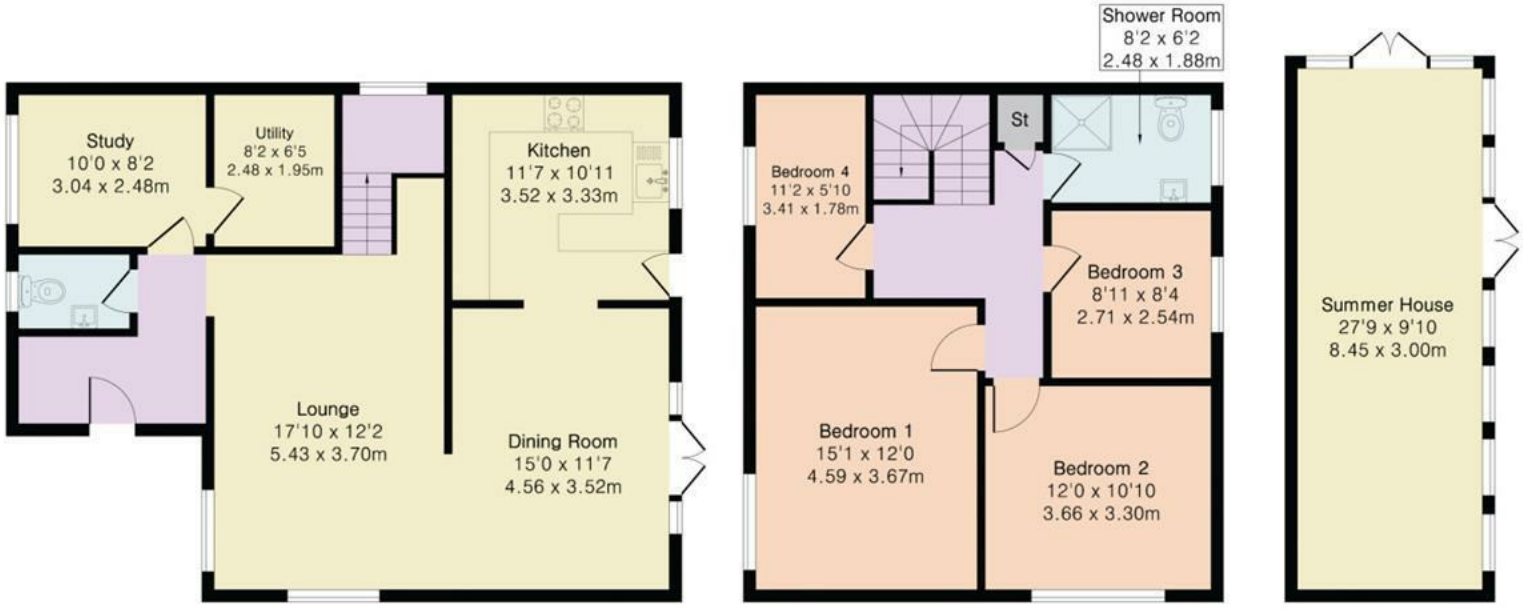
REAR ELEVATION



Approximate Gross Internal Area 1456 sq ft - 135 sq m
(Excluding Outbuilding)

Ground Floor Area 819 sq ft – 76 sq m
First Floor Area 637 sq ft – 59 sq m
Outbuilding Area 273 sq ft – 25 sq m

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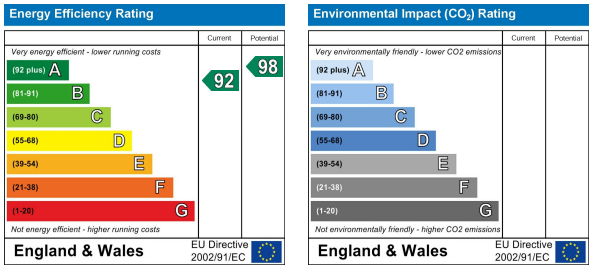


Ground Floor | First Floor | Outbuilding

PINKPLAN

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.

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NAEA National Association of Estate Agents

PRS Property Redress Scheme

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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