

Westpole Avenue, Cockfosters, EN4

Home & Away Estates is delighted to offer this hugely extended Four bedroom, two bathroom semi detached house with a garage conveniently located within a level walk of both Cockfosters and Oakwood tube stations and all the shops, cafes and restaurants within this local area.



- * **4 Bedrooms (4th in Loft)**
- * **Extended at Rear**
- * **Level Walk of Shops & Tube**
- * **Garage at side/shared drive**

- * **Downstairs Shower room/wc**
- * **Fully Double Glazed**
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Asking price of £825,000 Freehold

ENTRANCE PORCH: Leaded light windows

ENTRANCE HALL:

GUEST CLOAKROOM: Low flush w.c., wash hand basin, leaded light windows to side

THROUGH LOUNGE: 25'6" x 10'11" (7.77m x 3.33m) Leaded light bay windows to front, archway to:

FURTHER RECEPTION ROOM: 19'4" x 15'2" (5.89m x 4.62m) Bi-folding double glazed doors to garden, two skylights, door to

KITCHEN: 12'8" x 8'10" (3.86m x 2.69m) Fitted wall and base units with granite worktop surfaces, single bowl stainless steel sink unit, fan under oven, gas hob with extract hood above, plumbed for washing machine and dishwasher, windows to reception 2, door to side

GUEST SHOWER ROOM/WC: Low flush w.c, wash hand basin, shower cubicle

FIRST FLOOR LANDING: Leaded light flank window

BEDROOM: 14'0" x 10'11" (4.27m x 3.33m) Leaded light bay windows to front, fitted wardrobes

BEDROOM: 12'0" x 10'11" (3.66m x 3.33m) Window to rear, fitted wardrobes

BEDROOM: 8'10" x 8'6" (2.69m x 2.59m) Lead light windows to front

FAMILY BATHROOM: 8'7" x 5'5" (2.62m x 1.65m) Fully tiled walls, bath with rain shower above, low flush w.c., wash hand basin, shower cubicle, leaded light windows to rear and side

SECOND FLOOR LANDING: Lead light flank window

BEDROOM: 15'3" x 14'10" (4.65m x 4.52m) Windows to rear, two velux windows to front, fitted wardrobes

EN-SUITE: 6'5" x 4'9" (1.96m x 1.45m) Shower cubicle, low flush w.c., wash hand basin

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REAR GARDEN: 63'0" x 0'0" (19.20m x 0.00m) Barbecue Area, Patio area, mainly laid to lawn with flower and shrub borders. Storage shed

GARAGE: 18'0" x 8'9" (5.49m x 2.67m) at side, shared drive

OFF STREET PARKING: to front

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		79	(69-80) C		73
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E	52	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	



Total Area: 142.1 m² ... 1530 ft² (excluding garden)
 All measurements are approximate and for display purposes only



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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER HOME AND AWAY ESTATES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**