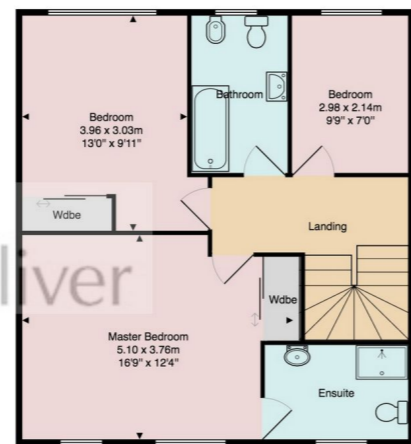
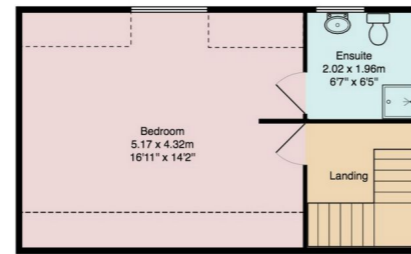
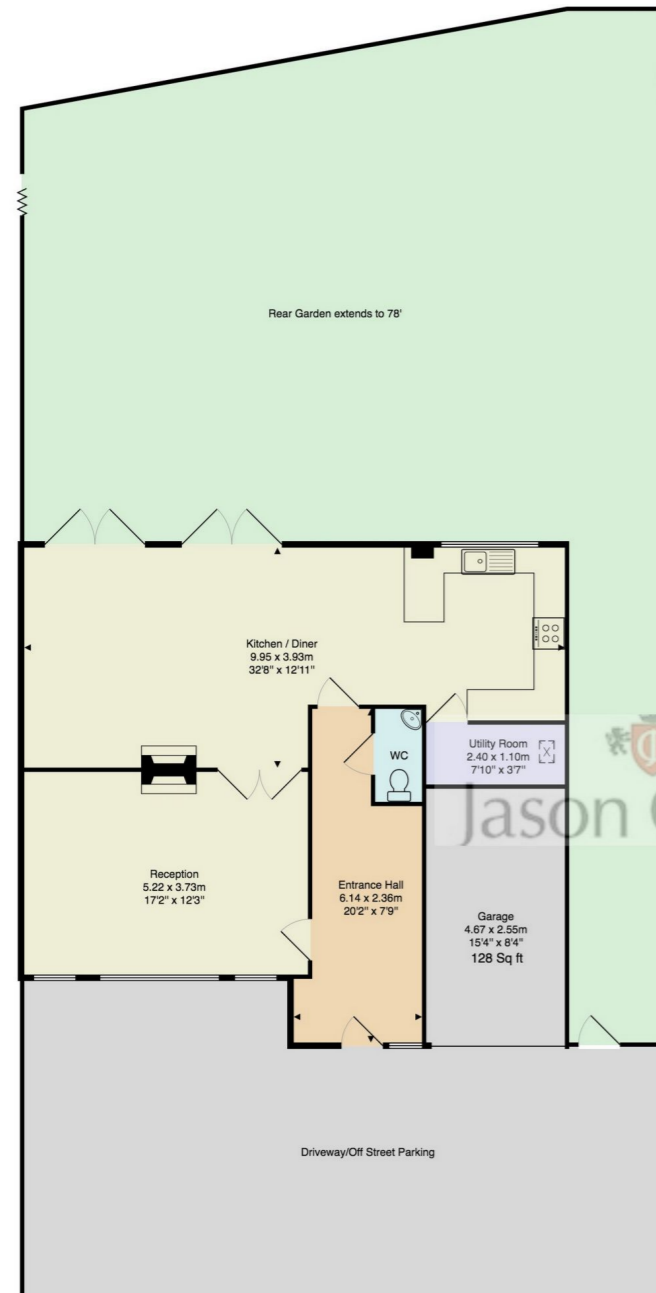


Wilton Road

Jason Oliver

Jason Oliver  
PROPERTIES

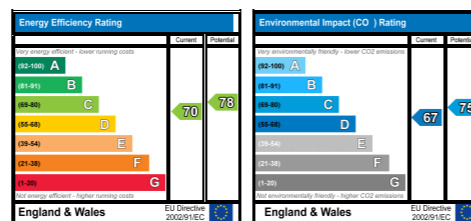
Wilton Road, Cockfosters, EN4



Ground Floor

Approx. Gross Internal Area: 160.6 m<sup>2</sup> ... 1729 ft<sup>2</sup> (excluding garage)

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. © Peninsula Surveys Ltd



Jason Oliver Properties are proud to present this attractive and well presented four bedroom semi detached property arranged over two floors with high specifications benefits from close proximity to all local amenities, Trent School, Cockfosters Tube Station (Piccadilly Line), Trent Park and is within short driving distance to M25. This well planned family home boasts open plan kitchen with granite worktops and Bosch appliances, breakfast area and family/TV room, utility room, 3 bathrooms (2 en-suites), downstairs cloakroom, integral garage with electric up and over door, beautifully presented mature rear garden and off street parking for numerous cars. The property is now available for viewing.

**£825,000 Freehold**

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 0DB

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# Wilton Road, Cockfosters, EN4

## APPROACH

Block paved drive with approach lights providing off street parking for numerous cars with mature shrub border leading to front door and integral garage, side gate access.

## HALLWAY

20'2" x 7'9" (6.15m x 2.36m)  
Decorative mirrored radiator, solid wooden flooring, glass door to kitchen and lounge, Yale alarm pad, spot lights to ceiling.

## DOWNSTAIRS CLOAKROOM

Contemporary white sanitary ware comprising low flush wc, corner wash hand basin with mixer taps, ceramic tiled walls and floor.

## LOUNGE

17'2" x 12'3" (5.23m x 3.73m)  
Double glazed leaded windows to front aspect, remote controlled dual aspect glass, gas Barbas fire place, glass door to family/TV room, solid wooden flooring, spot lights to ceiling, radiator with decorative wooden cover, coving to ceiling.

## KITCHEN / DINER

32'8" x 12'11" (9.96m x 3.94m)  
Range of modern, contemporary wall and base units with concealed lighting to work surfaces and display units, integrated Bosch appliances, granite worktop with splash back and built in stainless steel sink with mixer taps, oversized stainless steel hob with stainless steel extractor, electric oven, granite breakfast bar, double glazed leaded window to rear garden, tiled splash back wall, solid wooden flooring, range of power sockets, TV socket, spot lights to ceiling, door to utility room.

## UTILITY ROOM

Boiler and plumbing for washing machine, skylight window, spot lights to ceiling.

## FAMILY ROOM

Remote controlled dual aspect glass, gas Barbas fire place, two leaded double glazed French doors to rear garden, solid wooden flooring, TV socket and range of power sockets, spot lights to ceiling, radiator with decorative wooden cover, coving to ceiling.

## LANDING

Carpeted staircase with side skirting spotlights, decorative wooden hand rail, storage cupboard, window to side aspect.

## BEDROOM ONE

16'9" x 12'4" (5.11m x 3.76m)  
Double built in mirrored wardrobes, double glazed leaded windows to front aspect, two radiators with decorative wooden covers, spot lights to ceiling, coving to ceiling. Door to en-suite.



# Wilton Road, Cockfosters, EN4

## EN-SUITE

Contemporary white sanitary ware comprising low flush wc, vanity unit with wash hand basin with mixer taps, double shower cubical, stainless steel heated towel rail/radiator, shaver socket, ceramic tiled walls and floor.

## BEDROOM TWO

13'0" x 9'11" (3.96m x 3.02m)  
Double built in wardrobes, double glazed leaded window to rear aspect, radiator with decorative wooden cover, spot lights to ceiling, coving to ceiling.

## BEDROOM THREE

9'9" x 7'0" (2.97m x 2.13m)  
Double glazed leaded window to rear aspect, radiator with decorative wooden cover, spot lights to ceiling, coving to ceiling.

## BEDROOM FOUR

16'11" x 14'2" (5.16m x 4.32m)  
Arranged over top floor, double glazed windows to rear aspect, radiator with decorative wooden cover, spot lights to ceiling, TV point. Door to en-suite.

## EN-SUITE

Contemporary white sanitary ware comprising low flush wc, vanity unit with wash hand basin with mixer taps, shower cubical, shaver socket, ceramic tiled walls and floor, window to rear aspect.

## FAMILY BATHROOM

Contemporary white sanitary ware comprising low flush wc, bidet, Jacuzzi panelled bath with glass splash back screen, mixer taps and power shower, vanity unit with wash hand basin with mixer taps, stainless steel heated towel rail/radiator, double glazed leaded window to rear aspect, ceramic tiled walls and floor.

## REAR GARDEN

Beautifully presented and well maintained rear garden offering large wooden decking area with decorative lighting leading to lawn and mature shrub and flower borders with water feature, wooden summer house, external power points.

## GARAGE

15'4" x 8'4" (4.67m x 2.54m)  
Electric up & over doors, power point.

