



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 JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Cornell Gardens, Bolingbroke Park, Cockfosters, EN4



Bolingbroke Park is a stunning newly built development. Upon entering this 3 bedroom townhouse, a spacious kitchen can be found which has been fitted with fully integrated appliances including a Zanussi integrated fridge, dishwasher and freezer and AEG microwave. Walking through the hallway you are then greeted by a downstairs W/C and separate living area. The living area is a large space which provides access into the private garden. The first floor features 2 Good Size Bedrooms and Family Bathroom. The Master Bedroom with En-Suite is located on the second floor and benefits from french doors and a beautiful terrace. The property also benefits from Off- Street parking. Situated within a stones throw of Cockfosters High street, this property is in an excellent location for Cockfosters tube station and local ammenities. Trent Country park is within walking distance. Catchment for good

£2,100 pcm

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DRIVE
26'3" x 16'5" (8.00m x 5.00m)

RECEPTION/DINING AREA
15'1" x 14'9" (4.60m x 4.50m)

KITCHEN
11'6" x 7'10" (3.51m x 2.39m)

BEDROOM TWO
15'1" x 13'1" (4.60m x 3.99m)

MASTER BEDROOM
21'0" x 11'6" (6.40m x 3.51m)

FAMILY BATHROOM
7'10" x 6'7" (2.39m x 2.01m)

GARDEN
21'4" x 16'5" (6.50m x 5.00m)

RECEPTION/DINING AREA

GARDEN

KITCHEN



RECEPTION/DINING AREA

FIRST FLOOR LANDING
17'9" x 7'3" (5.41m x 2.21m)

MASTER BEDROOM

EN-SUITE TO MASTER BM
7'7" x 5'7" (2.31m x 1.70m)

BEDROOM THREE
11'2" x 7'10" (3.40m x 2.39m)

MASTER BEDROOM BACLOY

VIEW FROM BALCONY

DOWNSTAIRS WC
7'10" x 4'11" (2.39m x 1.50m)

HALLWAY

GARDEN

