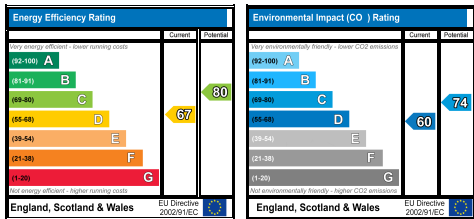


GROUND FLOOR AREA: 91.00 SQ.M/ 980.00 SQ.FT
1ST FLOOR APPROXAREA: 53.2 SQ.M / 573.00 SQ.FT
2ND FLOOR APPROX AREA 30.5 SQ.M / 328.00 SQ.FT

TOTAL APPROX AREA 174.70 SQ.M / 1881.00 SQ.FT



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.



Mount Pleasant, Cockfosters, EN4



Jason Oliver Properties presents this extended and renovated to a high standard four bedroom semi-detached house situated within walking distance to Cockfosters Underground Station (Piccadilly Line), Trent Country Park, local amenities, Trent CofE Primary and Southgate Secondary schools with a short drive to M25. The property welcomes you with a large block paved drive providing off street parking, porch and high security front door leading to a hallway and porcelaine tiled downstairs living area designed for modern day families. Boasting an open plan reception room with a gas fire place flowing through to a fully fitted designer kitchen with island/breakfast bar with stools, high quality appliances and bi folding doors spanning across the entire rear of the property and leading onto a newly laid decking, lawn and large summer house/gym/office at the rear of the garden, porcelain tiled floor in

£895,000 Freehold

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Mount Pleasant, Cockfosters, EN4

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

PORCH

UTILITY ROOM
17'1" x 8'9" (5.21m x 2.67m)

HALLWAY

DOWNSTAIRS WC
6'7" x 5'7" (2.01m x 1.70m)

OPEN PLAN RECEPTION / KITCHEN / DINING AREA
35'7" x 28'6" (10.85m x 8.69m)

DECKING
29'6" x 13'1" (8.99m x 3.99m)

GARDEN
52'6" x 31'7" (16.00m x 9.63m)

SUMMER HOUSE / OFFICE
19'4" x 11'6" (5.89m x 3.51m)



Mount Pleasant, Cockfosters, EN4

STAIRS & FIRST FLOOR LANDING

BEDROOM
14'7" x 11'4" (4.45m x 3.45m)

BEDROOM
11'12" x 9'9" (3.66m x 2.97m)

EN-SUITE
9'6" x 5'5" (2.90m x 1.65m)

BEDROOM
11'4" x 11'2" (3.45m x 3.40m)

FAMILY BATHROOM
8'6" x 6'7" (2.59m x 2.01m)

STAIRS TO TOP FLOOR

TOP FLOOR BEDROOM
19'0" x 11'4" (5.79m x 3.45m)

EN-SUITE
6'11" x 5'11" (2.11m x 1.80m)

