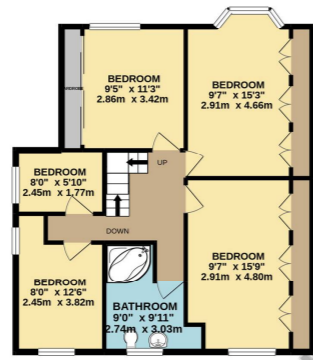
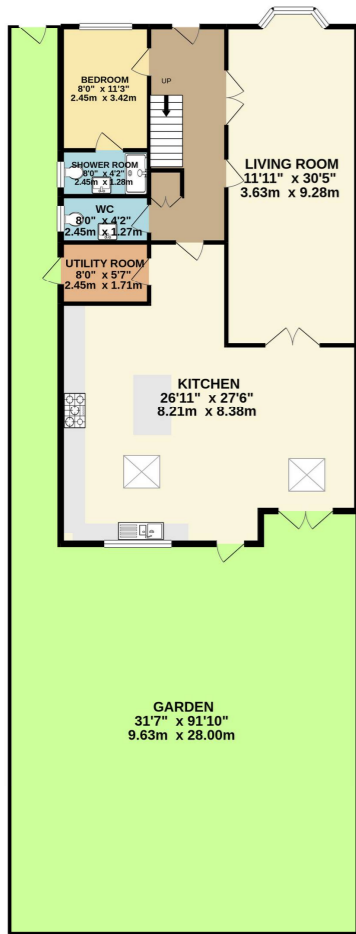


GROUND FLOOR  
1250 sq.ft. (116.1 sq.m.) approx.

1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.

2ND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



Jason Oliver  
PROPERTIES

TOTAL FLOOR AREA: 2388 sq.ft. (221.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

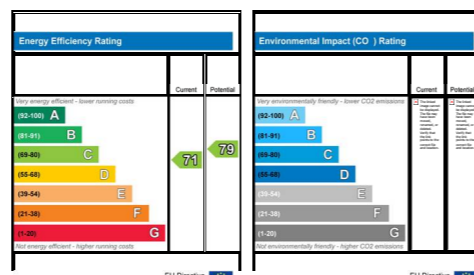


## Leys Gardens, Cockfosters, EN4



This extended and well maintained 1930's sir Frances Walker 6 bedroom semi detached family home is situated in sought after address in Cockfosters and within walking distance to Cockfosters Underground Station (Piccadilly Line), Trent Park and local amenities; Downstairs the property welcomes you with a spacious entrance hallway with storage cupboards and wooden flooring throughout, three reception rooms including through lounge, open plan kitchen with an island and family room/dining area, utility room, downstairs cloakroom and one of the bedrooms with an en-suite shower room. Carpeted stairs lead to a first floor landing and further 4 bedrooms, a large storage room and a family bathroom. Further stairs to a top floor conversion & en-suite shower room with built in wardrobes. The property benefits from a large rear garden with patio area and a lawn, block paved large driveway provides off street parking for several

# £1,250,000 Freehold



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 WHATSOEVER IN RELATION TO THIS PROPERTY.

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# Leys Gardens, Cockfosters, EN4

## LIVING ROOM

30'5" x 11'11" (9.27m x 3.63m)

## KITCHEN / BREAKFAST

27'6" x 26'11" (8.38m x 8.20m)

## UTILITY ROOM

8'0" x 5'7" (2.44m x 1.70m)

## W/C

8'0" x 4'2" (2.44m x 1.27m)

## BEDROOM SEVEN

11'3" x 8'0" (3.43m x 2.44m)

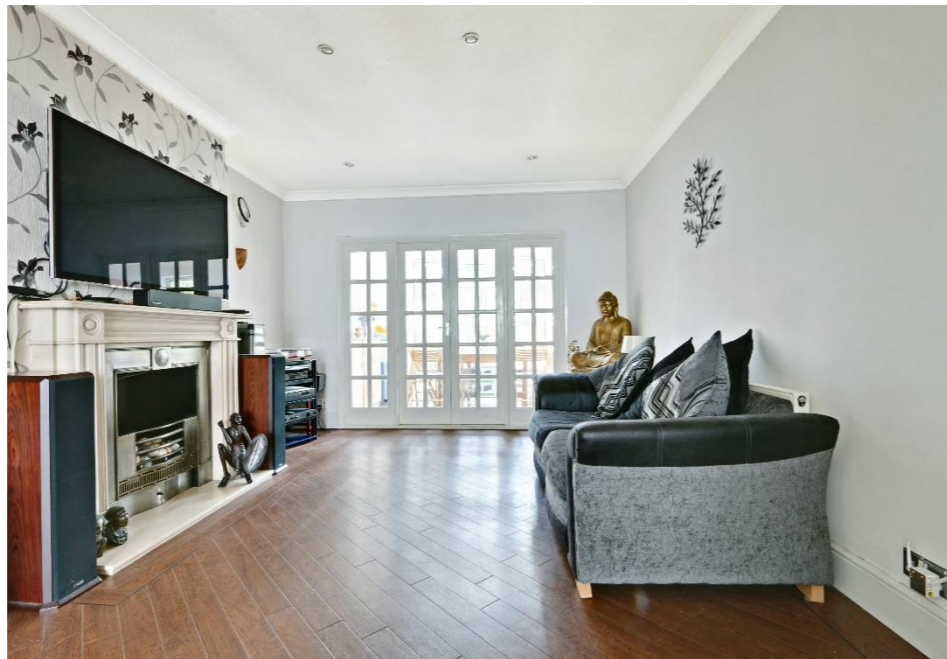
## SHOWER ROOM

8'0" x 4'2" (2.44m x 1.27m)

## FIRST FLOOR LANDING

## BEDROOM ONE

15'4" x 9'7" (4.67m x 2.92m)



# Leys Gardens, Cockfosters, EN4

## BEDROOM TWO

15'9" x 9'7" (4.80m x 2.92m)

## BEDROOM THREE

11'3" x 9'5" (3.43m x 2.87m)

## BEDROOM FOUR

12'6" x 8'0" (3.81m x 2.44m)

## STORAGE ROOM

8'0" x 5'10" (2.44m x 1.78m)

## FAMILY BATHROOM

9'11" x 9'0" (3.02m x 2.74m)

## SECOND FLOOR LANDING

## BEDROOM SIX

18'1" x 12'4" (5.51m x 3.76m)

## EN-SUITE

6'7" x 5'11" (2.01m x 1.80m)

