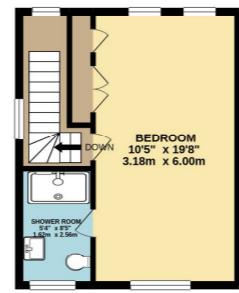
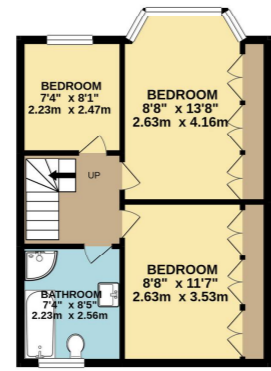
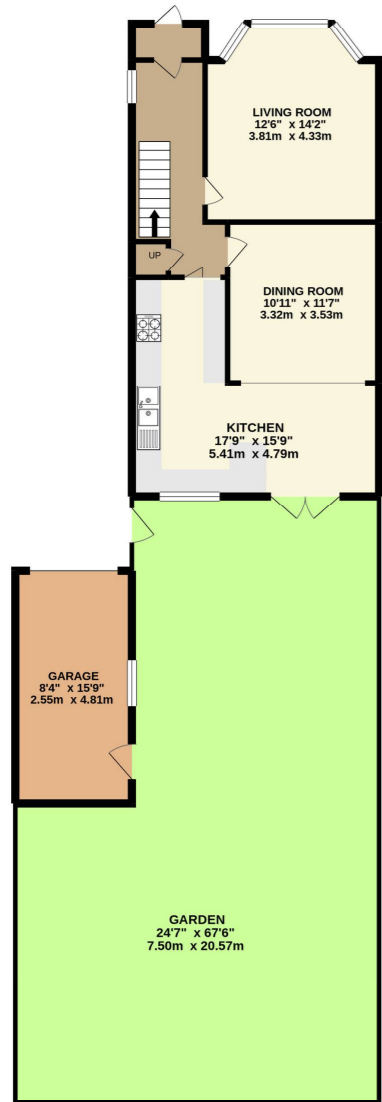


GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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.
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Westpole Avenue, Cockfosters, EN4



Jason Oliver Properties are sole agents for this extended & immaculately presented four bedroom semi detached property located just a short walk to both Cockfosters & Oakwood (Piccadilly Line) Tube Stations, bus links, schools and local amenities. The property benefits from porch, hallway, two reception rooms, modern kitchen with dining area, two bathrooms, rear garden, large drive providing off street parking and a shared drive leading to a garage at rear. The property is also within walking distance to Southgate School & Trent Park. Viewing is highly recommended.

£869,995 Freehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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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Westpole Avenue, Cockfosters, EN4

HALLWAY

LIVING ROOM

14'2" x 12'6" (4.32m x 3.81m)

DINING ROOM

11'7" x 10'11" (3.53m x 3.33m)

KITCHEN / BREAKFAST

17'9" x 15'9" (5.41m x 4.80m)

BEDROOM ONE

13'8" x 8'8" (4.17m x 2.64m)

BEDROOM TWO

11'7" x 8'8" (3.53m x 2.64m)

BEDROOM THREE

8'1" x 7'4" (2.46m x 2.24m)



Westpole Avenue, Cockfosters, EN4

FAMILY BATHROOM

8'5" x 7'4" (2.57m x 2.24m)

SECOND FLOOR LANDING

BEDROOM FOUR

19'8" x 10'5" (5.99m x 3.18m)

SHOWER ROOM

8'5" x 5'4" (2.57m x 1.63m)

GARAGE

15'9" x 8'4" (4.80m x 2.54m)

GARDEN

67'6" x 24'7" (20.57m x 7.49m)

