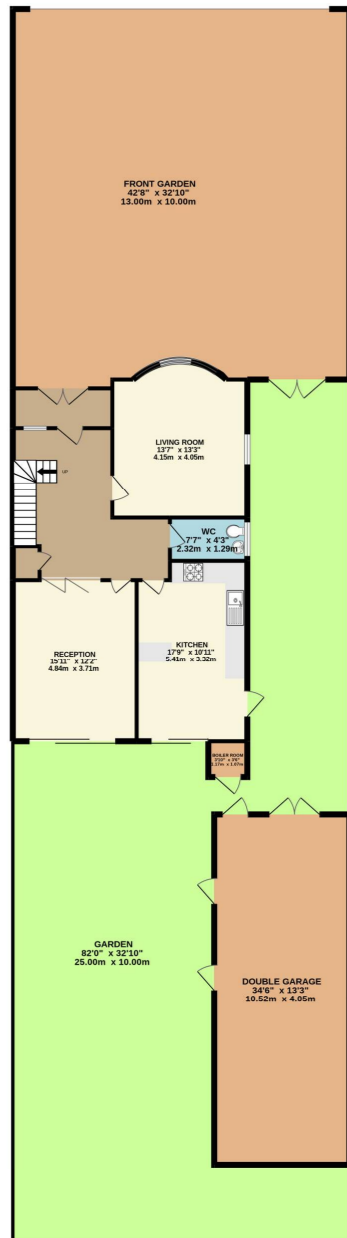
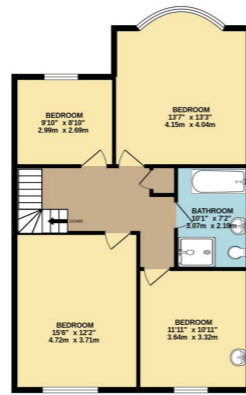


GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



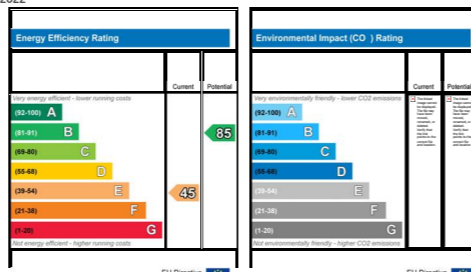
1ST FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



Jason Oliver  
PROPERTIES

TOTAL FLOOR AREA: 1610 sq.ft. (149.6 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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## Freston Gardens, Cockfosters, EN4



A halls adjoining Sir Francis Walker semi-detached four bedroom house located on a much sought after road 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 cupboard, two reception rooms, kitchen and downstairs cloakroom. First floor contains 4 bedrooms and a family bathroom. The property benefits from a large rear garden with patio area and a lawn, large large front garden, driveway providing off street parking and double garage accessed through the side gate.

# £1,050,000 Freehold

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# Freston Gardens, Cockfosters, EN4

**LIVING ROOM**  
13'7" x 13'3" (4.14m x 4.04m)

**RECEPTION ROOM**  
15'11" x 12'2" (4.85m x 3.71m)

**KITCHEN**  
17'9" x 10'11" (5.41m x 3.33m)

**W/C**  
7'7" x 4'3" (2.31m x 1.30m)

**FIRST LEVEL LANDING**

**BEDROOM ONE**  
13'7" x 13'3" (4.14m x 4.04m)



# Freston Gardens, Cockfosters, EN4

**BEDROOM TWO**  
15'6" x 12'2" (4.72m x 3.71m)

**BEDROOM THREE**  
11'11" x 10'11" (3.63m x 3.33m)

**BEDROOM FOUR**  
9'10" x 8'10" (3.00m x 2.69m)

**BOILER ROOM**  
3'10" x 3'6" (1.17m x 1.07m)

**GARDEN**  
82'0" x 32'10" (24.99m x 10.01m)

**GARAGE**  
34'6" x 13'3" (10.52m x 4.04m)

