



21 Wilton Road, Cockfosters, EN4 9DX

Guide Price: £695,000

A semi detached family home requiring updating and with scope to extend (STPP), located on a quiet no through road close to Cockfosters high road and tube station * Three/four bedrooms * Reception rooms * Fitted kitchen * Conservatory * Bathroom * Garage to side * Off street parking * CHAIN FREE *

Front door leading into ENTRANCE PORCH: door leading into

ENTRANCE HALL: 11'6 x 5'11

Stairs leading to landing, single radiator, power points.

LOUNGE/DINING ROOM: 24'4 into bay x 12'8 > 8'11

Lounge area: Double glazed bay window overlooking front, single radiator, brick built fireplace with gas coal effect fire (not tested), power points, TV aerial point.

Dining area: Serving hatch, double radiator, power points, double doors leading into conservatory.

KITCHEN: 10'8 x 9'7

Base and eye level units, roll top work surfaces to two sides, one and a half bowl sink and drainer, gas hob with extractor fan and light above, electric double oven, plumbing for washing machine or dishwasher, wall mounted gas central heating boiler, door to conservatory. Door to inner lobby leading to garage and shower room.

DOWNSTAIRS SHOWER ROOM:

low level flush WC, pedestal wash hand basin, large shower cubicle, tiled flooring, single radiator, frosted window.

DOUBLE GLAZED CONSERVATORY: 14'4 x 9'9

Double doors leading onto rear garden, double radiator, power points, door to

LEAN-TO: 12'6 x 9'0

Double glazed door leading onto rear garden, door to

INNER LOBBY: double doors leading into

BEDROOM/RECEPTION ROOM (formerly original garage): 15'6 x 8'0

Power and light, windows overlooking rear garden.

LANDING:

double glazed frosted window, double radiator, airing cupboard housing copper insulated cylinder, stairs leading to loft room.

BEDROOM: 13'5 into bay x 12'6 max

Double glazed bay window overlooking front, double radiator, power points, built in cupboards.

BEDROOM: 12'5 max x 8'10

Double glazed window overlooking rear garden, single radiator, corner mounted wash hand basin, power points.

BEDROOM: 8'4 x 6'3

Double glazed window overlooking front, single radiator, power points, built in cupboard.

BATHROOM:

suite comprising low level flush WC, pedestal wash hand basin, panelled bath with hot & cold mixer taps and shower controls, tiled walls, double glazed frosted windows, extractor fan.

LOFT ROOM: 18'8 into eaves by 10'11

Double glazed windows overlooking rear gardens, eaves storage, pedestal wash hand basin. (This room contains boxing for the boiler flue; if the boiler is replaced or resited, the boxing could be removed.)

GARAGE: 18'7 x 8'10:

metal up and over door, power and light.

REAR GARDEN :

initial crazy paved patio area, two sheds, lawn area with mature borders.

SECOND GARAGE: asbestos roof.

FRONT OF PROPERTY: off street parking.


LOCAL AUTHORITY: BARNET

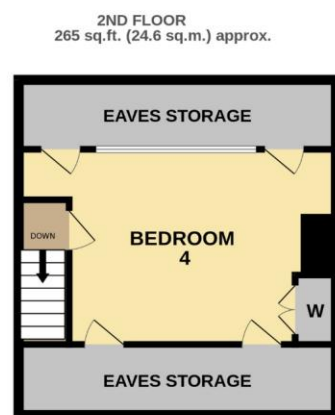
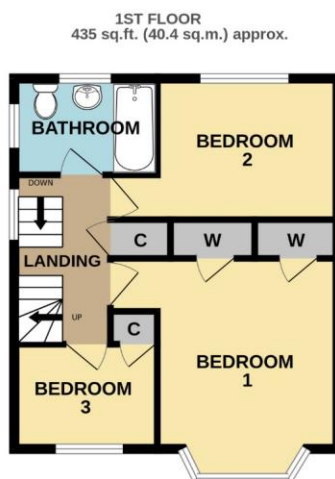
COUNCIL TAX BAND: F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



(MEASUREMENTS INCLUDE OUTBUILDINGS)

TOTAL FLOOR AREA : 1737 sq.ft. (161.4 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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