



**Jason Oliver**  
PROPERTIES

Cotswold Way, Oakwood, EN2



- Four Double Bedroom Semi Detached
- Three Receptions
- Kitchen/Diner
- Family Bathroom & Shower Room
- Integral Garage
- Stunning Views Overlooking Fields
- Off Street Parking For Several Cars
- Short Bus Ride To Oakwood Tube Station
- Walking Distance To Primary & Secondary Schools

Jason Oliver Properties presents this well proportioned four double bedroom semi detached house situated in this quiet road with stunning views, overlooking and backing onto green fields. The property offers through lounge, fitted kitchen with breakfast bar, downstairs shower room, study/family room, family bathroom, integral garage, mature rear garden, drive providing off street parking for several cars. The property is situated within walking distance to Merryhills Primary School, Grange Park Primary School and Highlands Secondary School. It is also a short bus ride to Oakwood Tube Station (Piccadilly Line) and local amenities. Offered CHAIN FREE.

**£744,995 Freehold**

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# Cotswold Way, Oakwood, EN2

## APPROACH

Approached via large drive provided off street parking for several cars, surrounded by low brick wall and shrub and plant border.

## PORCH

Carpeted floor, dado rail.

## HALLWAY

Under stairs storage cupboard housing alarm, carpeted floor, dado rail, radiator with decorative wooden cover.

## KITCHEN/DINER

12'8" x 11'8" (3.86m x 3.56m)  
Range of wall and base units, breakfast bar, gas hob with extractor above, electric oven, dishwasher, integrated fridge, sink with mixer tap, partly tiled walls, tiled floor, spot lights to ceiling, radiator with decorative wooden cover, double glazed windows to rear and side aspect.

## RECEPTION ONE

13'7" x 10'10" (4.14m x 3.30m)  
Double glazed leaded bay window to front aspect, gas fireplace with marble surround, ceiling rose, dado rail, radiator, carpeted floor.

## RECEPTION TWO

11'9" x 10'10" (3.58m x 3.30m)  
Double glazed patio door to rear aspect, ceiling rose, dado rail, radiator with decorative wooden cover, carpeted floor.

## RECEPTION THREE

12'9" x 7'5" (3.89m x 2.26m)  
Double glazed window and door to rear garden, storage cupboard housing boiler, laminate wooden flooring, radiator with decorative wooden cover, spotlights to ceiling, door to garage.

## SHOWER ROOM

Suite comprising shower cubical with power shower, wash hand basin over vanity unit with mixer tap, low flush w.c., fully tiled walls & floor, spotlights to ceiling, mirrored door.

## FIRST FLOOR LANDING

Original stained leaded window to front aspect, access to the loft, radiator with decorative wooden cover, carpeted floor.

## BEDROOM ONE

13'10" x 10'11" (4.22m x 3.33m)  
Double glazed leaded bay window to front aspect, range of fitted wardrobes and cupboards, dado rail, carpeted floor.

## BEDROOM TWO

12'1" x 10'11" (3.68m x 3.33m)  
Double glazed window to rear aspect, range of fitted wardrobes and cupboards, dado rail, carpeted floor.

## BEDROOM THREE

11'5" x 9'1" (3.48m x 2.77m)  
Double glazed window to rear aspect, dado rail, carpeted floor.





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## BEDROOM FOUR

11'6" x 9'10" (3.51m x 3.00m)  
Double glazed leaded window to front aspect, range of fitted wardrobes and cupboards, laminate wooden flooring.



## FAMILY BATHROOM

Suite comprising panelled bath, wash hand basin over range of vanity units, low flush w.c. with concealed cistern, chrome heated radiator, storage cupboard, fully tiled walls and floor, double glazed obscure window to rear aspect.



## GARDEN

Approx. 50ft rear garden providing large paved patio area surrounded by low brick wall with railings and gate leading to the rear of the garden with additional paved area, small lawn and shed, various mature plant and shrub borders.



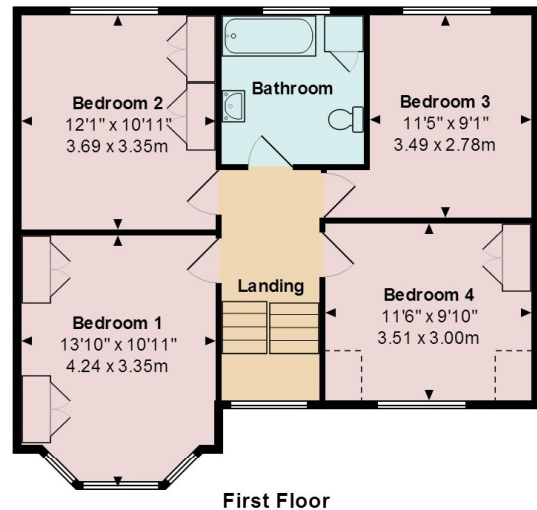
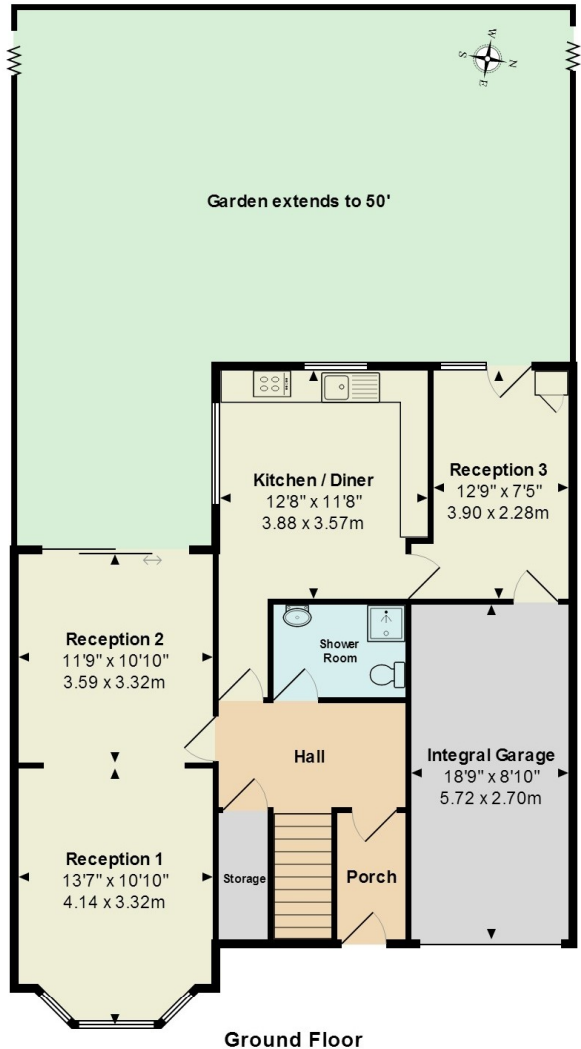
## GARAGE

18'9" x 8'10" (5.72m x 2.69m)  
Single, integral, power points, plumbing for washing machine.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 1411 ft<sup>2</sup> ... 131.1 m<sup>2</sup> (excluding integral garage)

**Cotswold Way EN2**

Dimensions are approximate for display purposes only. (c) Peninsula Surveys Ltd

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.