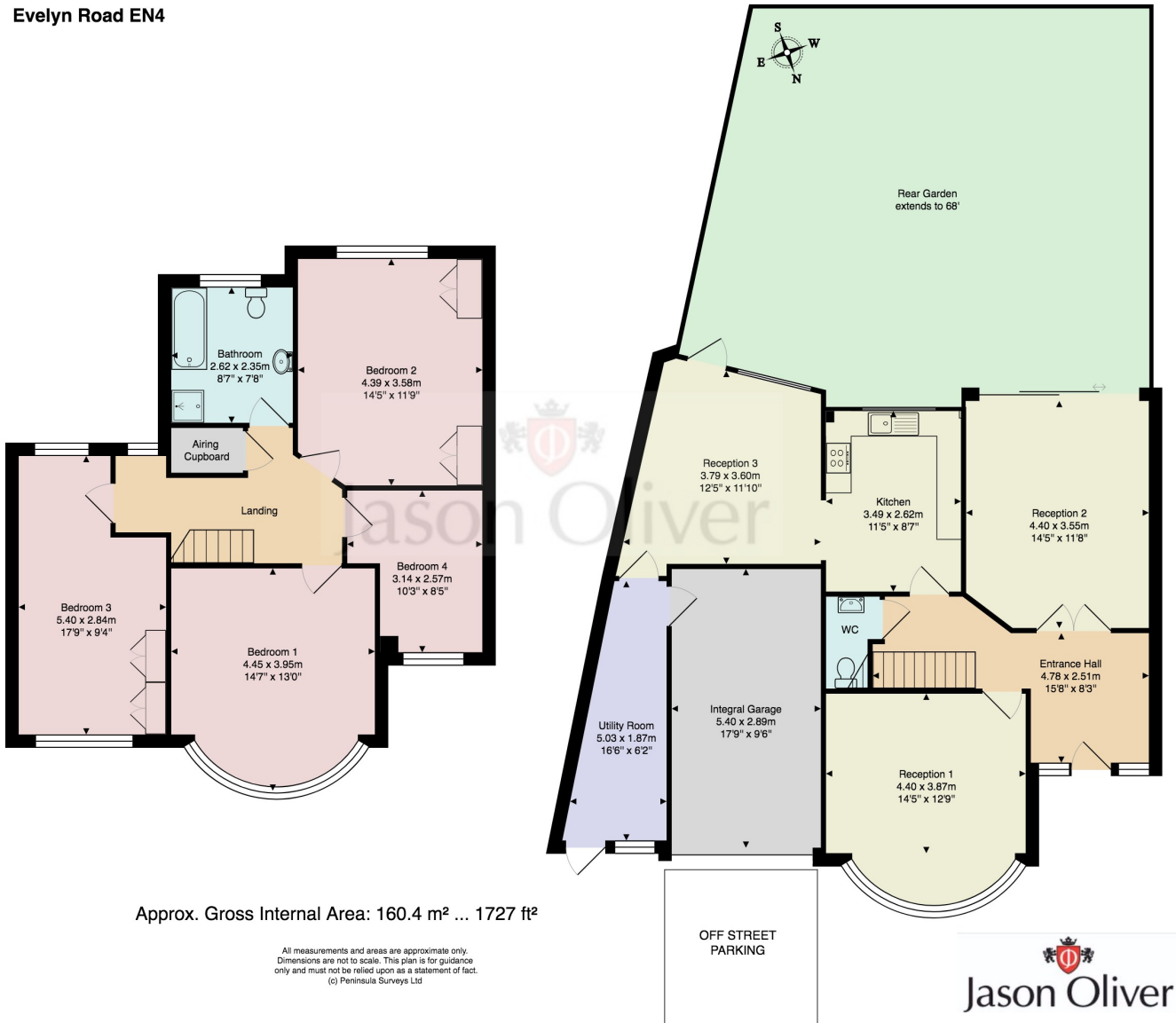


Evelyn Road EN4



Approx. Gross Internal Area: 160.4 m<sup>2</sup> ... 1727 ft<sup>2</sup>

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. (c) Peninsula Surveys Ltd

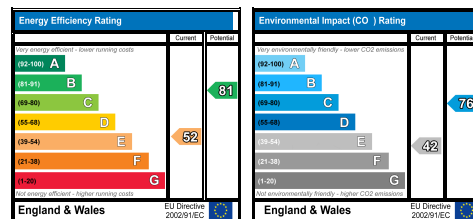


Jason Oliver  
PROPERTIES

## Evelyn Road, Cockfosters, EN4



Jason Oliver Properties present this extended four bedroom semi-detached property situated in this ever popular quiet road in Cockfosters within walking distance to local amenities, Cockfosters Tube Station (Piccadilly Line), Trent Park and Trent School; The property benefits from large hallway, three reception rooms, fitted kitchen, utility room, downstairs cloakroom, family bathroom, garage, mature rear garden & a large drive providing off street parking. Scope to extend further across the rear and into the loft.



# £849,995 Freehold

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 0DB

T 020 8449 2122 F 020 8449 2129 M 07811 668580 E info@jasonoliverproperties.co.uk

www.jasonoliverproperties.co.uk

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# Evelyn Road, Cockfosters, EN4

## APPROACH

Large drive surrounded by dwarf wall and shrub boarder.

## HALLWAY

15'8" x 8'3" (4.78m x 2.51m)  
Carpeted floor, radiator with decorative cover.

## RECEPTION ONE

14'5" x 12'9" (4.39m x 3.89m)  
Double glazed bay window to front, carpeted floor, radiator, coving to ceiling.

## RECEPTION TWO

14'5" x 11'8" (4.39m x 3.56m)  
Double glazed patio doors to rear, carpeted floor, radiator.

## RECEPTION THREE

12'5" x 11'10" (3.78m x 3.61m)  
Double glazed windows & door to rear, tiled floor, radiator, coving to ceiling.

## KITCHEN

11'5" x 8'7" (3.48m x 2.62m)  
Range of wall and base units, stainless steel sink, stainless steel hob with extractor above, double integrated oven, integrated microwave, integrated dishwasher, partly tiled walls, tiled floor, double glazed windows to rear, spotlights to ceiling.

## UTILITY ROOM

16'6" x 6'2" (5.03m x 1.88m)  
Plumbing for washing machine and dryer, double glazed window & door to side.

## DOWNSTAIRS CLOAKROOM

Suite comprising low flush w.c. with concealed cistern, hand wash basin with mixer tap, fully tiled floor and walls.



# Evelyn Road, Cockfosters, EN4

## STAIRS & LANDING

Carpeted stairs and landing, airing cupboard, loft access.

## BEDROOM ONE

14'7" x 13'0" (4.45m x 3.96m)  
Double glazed bay window to front, range of sliding door fitted wardrobes, laminate wooden flooring, radiator.

## BEDROOM TWO

14'5" x 11'9" (4.39m x 3.58m)  
Double glazed window to rear, range of fitted wardrobes, laminate wooden flooring, radiator.

## BEDROOM THREE

17'9" x 9'4" (5.41m x 2.84m)  
Double glazed window to front, range of fitted wardrobes, carpeted floor, radiator.

## BEDROOM FOUR

10'3" x 8'5" (3.12m x 2.57m)  
Double glazed window to front, carpeted floor, radiator.

## FAMILY BATHROOM

8'7" x 7'8" (2.62m x 2.34m)  
Suite comprising panelled bath with shower attachment, shower cubical with power shower, low flush w.c., hand wash basin with mixer tap over vanity unit, partly tiled walls, double glazed window to rear.

## GARDEN

Approximately 68ft, paved patio area stepping down to remainder of the garden mainly laid to lawn surrounded by trees, shrubs and plant boarder.

## GARAGE

17'9" x 9'6" (5.41m x 2.90m)

