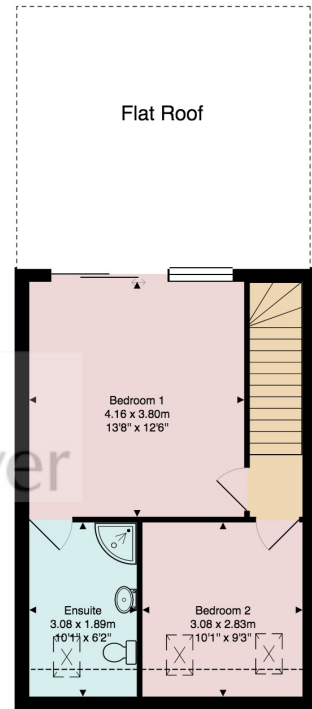
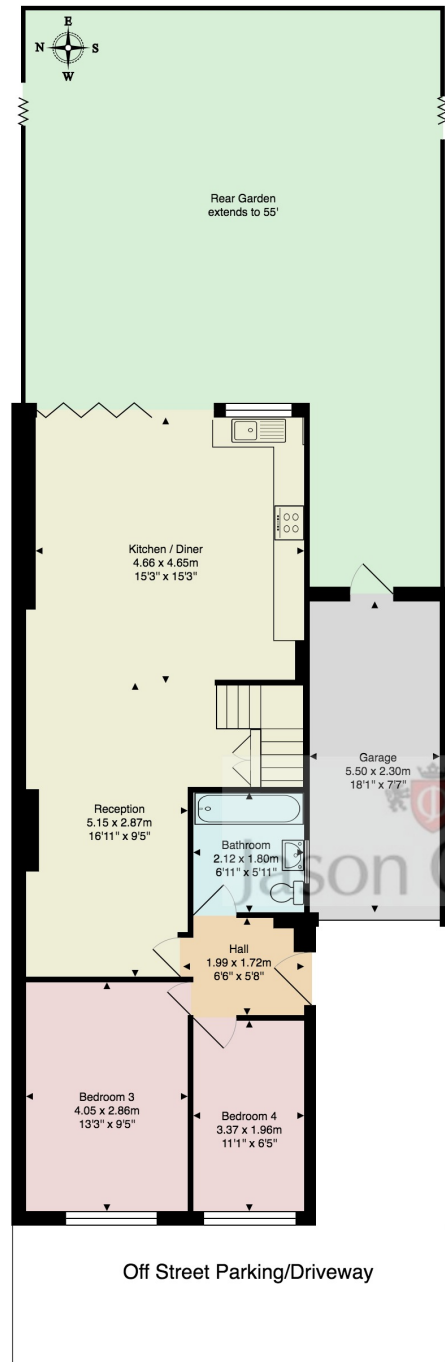
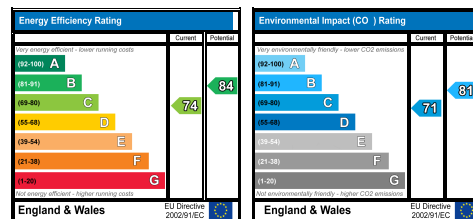


Hamilton Road EN4



Approx. Gross Internal Area: 104.5 m² ... 1125 ft² (excluding garage)

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



Hamilton Road, Cockfosters, EN4



This extended semi-detached four bedroom house is ideally located for local schools, access to both Cockfosters Station (Piccadilly Line) and New Barnet overground railway station, Cockfosters local amenities & Trent Park. The property offers open plan lounge, contemporary kitchen & dining room, four bedrooms, two bathrooms (en-suite to master), garden, garage and driveway providing off street parking. A viewing is highly recommended.

£624,995 Freehold

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Hamilton Road, Cockfosters, EN4

APPROACH

Approached via block paved driveway providing off street parking and leading to garage.

HALLWAY

6'6" x 5'8" (1.98m x 1.73m)
Laminate wooden flooring.

RECEPTION

16'11" x 9'5" (5.16m x 2.87m)
Laminate wooden flooring, radiator, spotlights to ceiling.

KITCHEN / DINER

15'3" x 15'3" (4.65m x 4.65m)
Range of contemporary wall and base units, wooden work surfaces, stainless steel sink with mixer tap, electric hob with stainless steel extractor above, integrated oven, integrated microwave, integrated washing machine, integrated dishwasher, free standing American style fridge/freezer, glass tiled walls, laminate wooden flooring, double glazed window & bi folding patio doors to rear, radiator, spotlights to ceiling.

MASTER BEDROOM

13'8" x 12'6" (4.17m x 3.81m)
Double glazed window and patio door to rear, Juliette balcony, radiator, carpeted floor.

EN-SUITE

10'1" x 6'2" (3.07m x 1.88m)
Suite comprising shower cubical with power shower, wash basin, low level w.c., fully tiled walls and floor, heated towel rail, V-Lux window.

BEDROOM TWO

10'1" x 9'3" (3.07m x 2.82m)
Two V-Lux windows, radiator, carpeted floor.



Hamilton Road, Cockfosters, EN4

BEDROOM THREE

13'3" x 9'5" (4.04m x 2.87m)
Double glazed window to front, radiator, laminate wooden flooring.

BEDROOM FOUR

11'1" x 6'5" (3.38m x 1.96m)
Double glazed window to front, radiator, laminate wooden flooring.

BATHROOM

6'11" x 5'11" (2.11m x 1.80m)
Suite comprising panelled surround bath with wall mounted power shower, wash basin, low level w.c., fully tiled walls and floor, heated towel rail, double glazed opaque window.

STAIRS & LANDING

Carpeted floor, wooden balustrade with glass panels.

GARDEN

50'5" x 0'0" (15.37m x 0.00m)
Paved patio area stepping up to remainder of the garden mainly laid with lawn and surrounded by shrubs and hedges, timber built summerhouse to rear, external lighting and water point.

GARAGE

18'1" x 7'7" (5.51m x 2.31m)
Electrically operated up and over door to front, light and power connected, door to rear garden.

