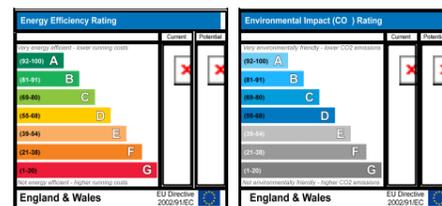


*Ibsley Way, EN4*



This three bedroom semi detached house is situated in this quiet residential cul de sac location in Cockfosters. The property is in need of some work and comprises of a hallway, spacious open plan reception / dining area and kitchen, downstairs w.c., family bathroom, rear and front garden and drive providing off street parking. The property is CHAIN FREE. Viewing highly recommended, CASH BUYER favoured.



**£570,000 Freehold**

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.

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# Ibsley Way, EN4

**FRONT**

**KITCHEN**

**OPEN PLAN RECEPTION / KITCHEN**  
22'0" x 19'9" (6.71m x 6.02m)

**BATHROOM**

**GARDEN**

**FRONT**

**BEDROOM TWO**

**KITCHEN**

**OPEN PLAN RECEPTION**

**RECEPTION 2**



# Ibsley Way, EN4

**RECEPTION 3**

**BEDROOM ONE**  
14'5" x 9'7" (4.39m x 2.92m)

**BEDROOM ONE**  
10'0" x 9'8" (3.05m x 2.95m)

**BEDROOM THREE**  
9'6" x 7'3" (2.90m x 2.21m)

**PATIO**

**GARDEN**

**PATIO**

**DOWNSTAIRS W.C**

**HALLWAY**

**HALLWAY**

