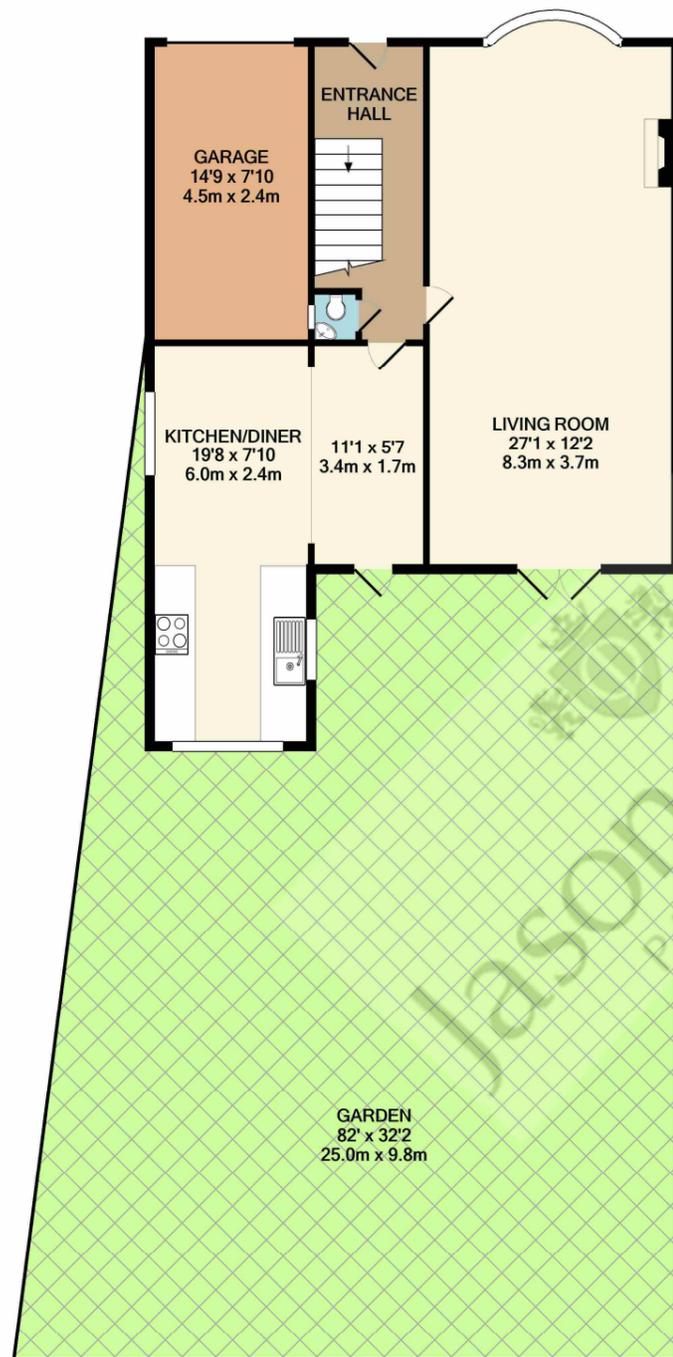


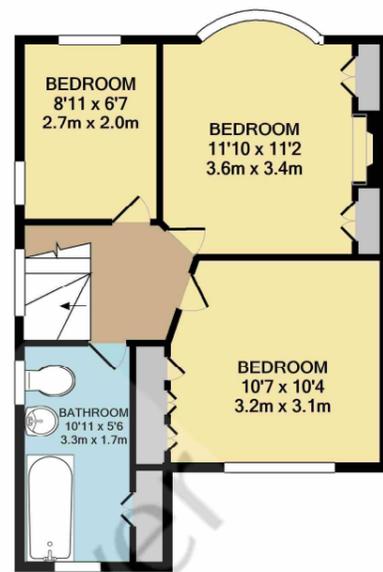


Jason Oliver
PROPERTIES

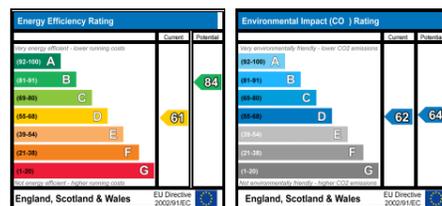
Langford Crescent, Cockfosters, EN4



GROUND FLOOR
APPROX. FLOOR
AREA 735 SQ.FT.
(68.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.5 SQ.M.)
GIA measurements are approximate. Not to Scale. Illustrative purposes only
Made with Metropix ©2020



This well presented and spacious three bedroom semi-detached house is situated in a quiet and residential crescent and within few minutes walk from Cockfosters local amenities including a variety of local shops, restaurants, coffee shops and cafes along with Cockfosters Underground Station (Piccadilly Line), various bus routes as well as popular Primary and Secondary schools. The property also benefits from having planning permission for a two storey side and rear extension adding a forth bedroom and second bathroom has been approved. This property also offers a through lounge, kitchen with dining area and family area, downstairs w.c., family bathroom, garage converted into a gym, large mature garden, drive providing off street parking. Viewing highly recommended.

£770,000 Freehold

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 ODB

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

www.jasonoliverproperties.co.uk

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.

Langford Crescent, Cockfosters, EN4

ENTRANCE HALLWAY

THROUGH LOUNGE

27'1" x 12'2" (8.26m x 3.71m)

KITCHEN / DINER

19'8" x 7'10" (5.99m x 2.39m)

FAMILY AREA

11'1" x 5'7" (3.38m x 1.70m)

DOWNSTAIRS CLOAKROOM

BEDROOM ONE

11'10" x 11'2" (3.61m x 3.40m)



Langford Crescent, Cockfosters, EN4

BEDROOM TWO

10'7" x 10'4" (3.23m x 3.15m)

BEDROOM THREE

8'11" x 6'7" (2.72m x 2.01m)

FAMILY BATHROOM

11'10" x 5'6" (3.61m x 1.68m)

GARDEN

GARAGE/GYM

14'9" x 7'10" (4.50m x 2.39m)

DRIVE

