

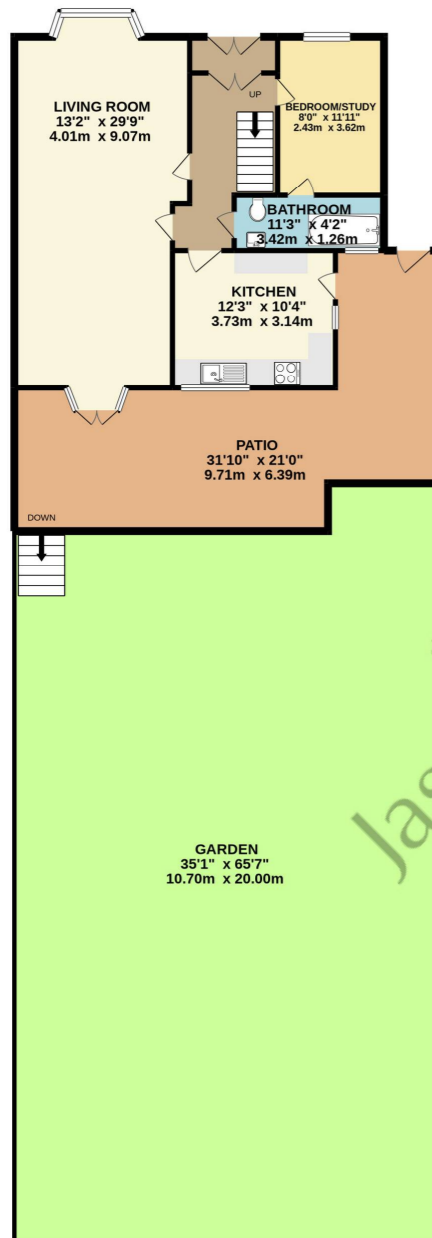


Jason Oliver
PROPERTIES

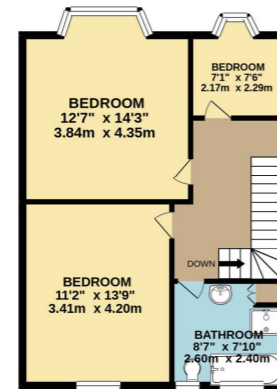
Belmont Avenue, Cockfosters, EN4



GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



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PROPERTIES

TOTAL FLOOR AREA: 1626 sq.ft. (151.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CHAIN FREE# A spacious four bedroom, 2 bathroom semi detached house with self contained garage conversion on the ground floor situated walking distance to Cockfosters local amenities, Cockfosters Tube Station (Piccadilly Line), Trent Park and local schools. The property benefits from a large hallway, through lounge, kitchen, 3 bedrooms upstairs, family bathroom, garage conversion with en-suite bathroom/downstairs cloakroom, mature garden backing onto woods and a large drive providing off street parking.

£895,000 Freehold

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Belmont Avenue, Cockfosters, EN4

FRONT

HALLWAY

THROUGH LOUNGE

29'9" x 13'2" (9.07m x 4.01m)

KITCHEN

12'3" x 10'4" (3.73m x 3.15m)

BEDROOM 4 / STUDY

11'11" x 8'0" (3.63m x 2.44m)

BATHROOM / DOWNSTAIRS W/C

11'3" x 4'2" (3.43m x 1.27m)

FIRST LEVEL LANDING



Belmont Avenue, Cockfosters, EN4

BEDROOM ONE

14'3" x 12'7" (4.34m x 3.84m)

BEDROOM TWO

13'9" x 12'2" (4.19m x 3.71m)

BEDROOM THREE

7'6" x 7'1" (2.29m x 2.16m)

BATHROOM

8'7" x 7'10" (2.62m x 2.39m)

PATIO

31'10" x 21'0" (9.70m x 6.40m)

GARDEN

65'7" x 35'1" (19.99m x 10.69m)

GARDEN

