



Total floor area 143.0 sq. m. (1,539 sq. ft.) approx

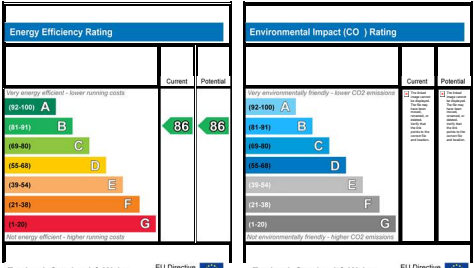


Ebony Crescent, Cockfosters, EN4



Jason Oliver Properties as sole agents are offering this well presented 4 bedroom end of terrace townhouse situated within this quiet recently built Bollignbroke development and within a walking distance to Cockfosters High street, Cockfosters Tube Station (Piccadilly Line), local amenities and Trent Country Park. The property offers a hallway with ample storage, downstairs W/C, luxury contemporary kitchen, large reception with dining area providing access into the private garden. The first floor features 2 good size bedrooms and an en-suite shower room. Further 2 bedrooms and a family bathroom are situated on the second floor. The property also benefits from off street parking for 2/3 cars and being within catchment for good local primary and secondary schools.

£749,995 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 WHATEVER IN RELATION TO THIS PROPERTY.

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## GROUND FLOOR

**KITCHEN**  
12'9" x 8'0" (3.89m x 2.44m)

**HALLWAY**

**W/C**

**LIVING / DINING ROOM**  
15'3" x 15'2" (4.65m x 4.62m)

## FIRST FLOOR

**BEDROOM ONE**  
15'3" x 15'2" (4.65m x 4.62m)



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**EN-SUITE**  
7'9" x 6'8" (2.36m x 2.03m)

**BEDROOM FOUR**  
12'9" x 7'10" (3.89m x 2.39m)

## SECOND FLOOR

**BEDROOM THREE**  
13'0" x 11'5" (3.96m x 3.48m)

**BEDROOM TWO**  
15'2" x 13'3" (4.62m x 4.04m)

## BATHROOM

