

Hamptons

INTERNATIONAL



Westpole Avenue, Cockfosters, EN4

4  2  2 

GUIDE PRICE

£1,100,000

(£1,100,000)

Property details



Key features

- Halls Adjoining Semi-Detached
- Entrance Porch
- Reception Hallway
- Dining Room
- Sitting Room
- Kitchen/Breakfast Room
- Ground Floor Office/Bedroom
- Guest Cloakroom/Shower
- Four Double Bedrooms
- Family Bathroom

Westpole Avenue, Cockfosters, EN4

GUIDE PRICE

£1,100,000

(£1,100,000)

4 🏠 2 🚗 2 📺

Description

This bright and spacious 1930s family home blends period charm with modern living, featuring original leaded windows, high ceilings and generous rooms throughout. Enjoy a superb extended kitchen overlooking a mature south-westerly facing garden, plus driveway parking and versatile living space. A bright and spacious family home offering the high ceilings and elegant proportions typical of the 1930s era. The property retains an abundance of character, featuring original leaded and stained-glass windows, with shutters fitted to most rooms. The welcoming reception hallway includes an original mirror-fronted cloaks cupboard and the charming original front door. Oak flooring flows through to the dining room, which benefits from an angled bay window to the front, while the rear sitting room enjoys doors opening onto the veranda. The extended kitchen/breakfast room overlooks the garden and features a central island with marble worktops, a large picture window, and doors leading outside, perfect for enjoying views of the garden. Underfloor heating runs throughout this area and continues into the adjoining office and guest shower room/WC, which could also serve as a ground-floor bedroom if required. Upstairs, a spacious landing is enhanced by a striking feature window and leads to four generously sized double bedrooms and a tiled family bathroom. Outside, the mature south-westerly facing garden is well stocked with shrubs, and mature trees, and a selection of fruit trees, and includes a shed to the rear, along with gated side access to the front where off-road driveway parking is provided. Situation Ideally located within easy reach of Cockfosters Road, offering an excellent selection of shops, restaurants, local bus routes and the Piccadilly Line tube station. Southgate and Oakwood are also easily accessible, each providing underground stations. Trent Park is nearby for beautiful countryside walks, while the M25 is just a short drive away. The area is further enhanced by a choice of highly regarded schools, making it an ideal setting for family living. Property Ref Number: HAM-63407







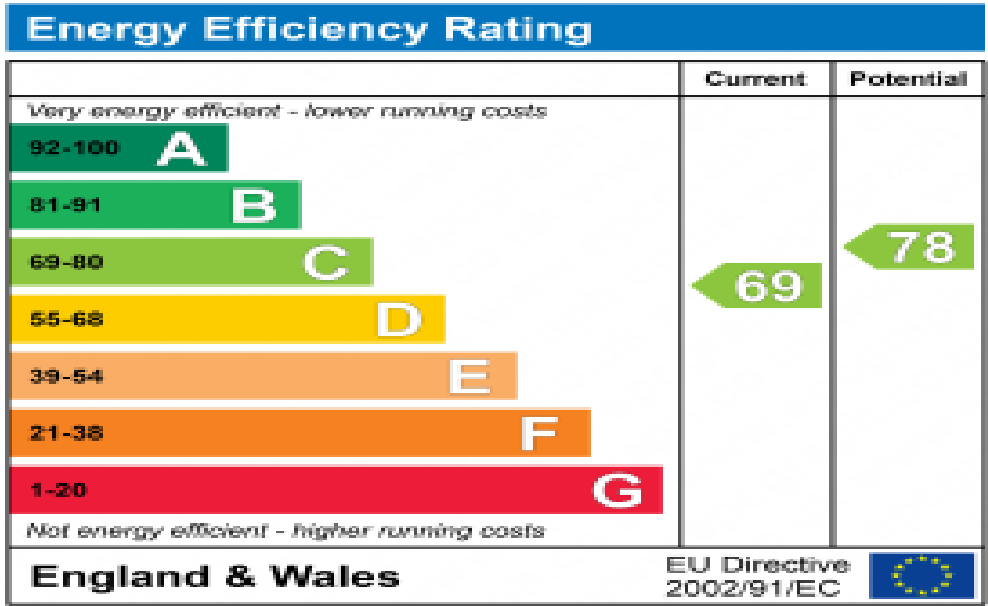












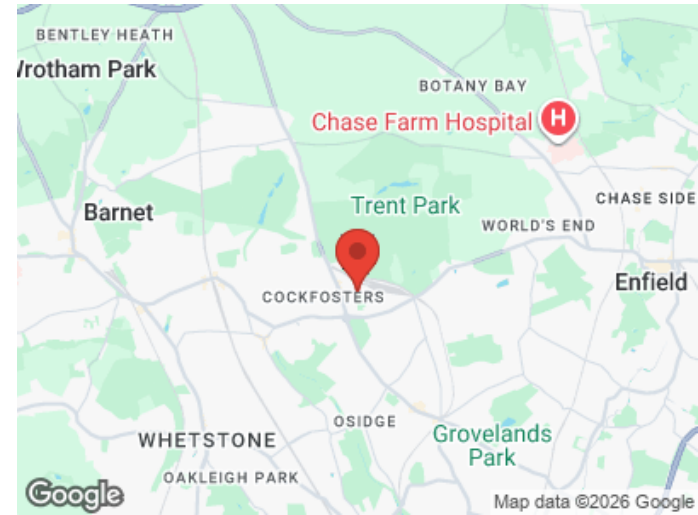
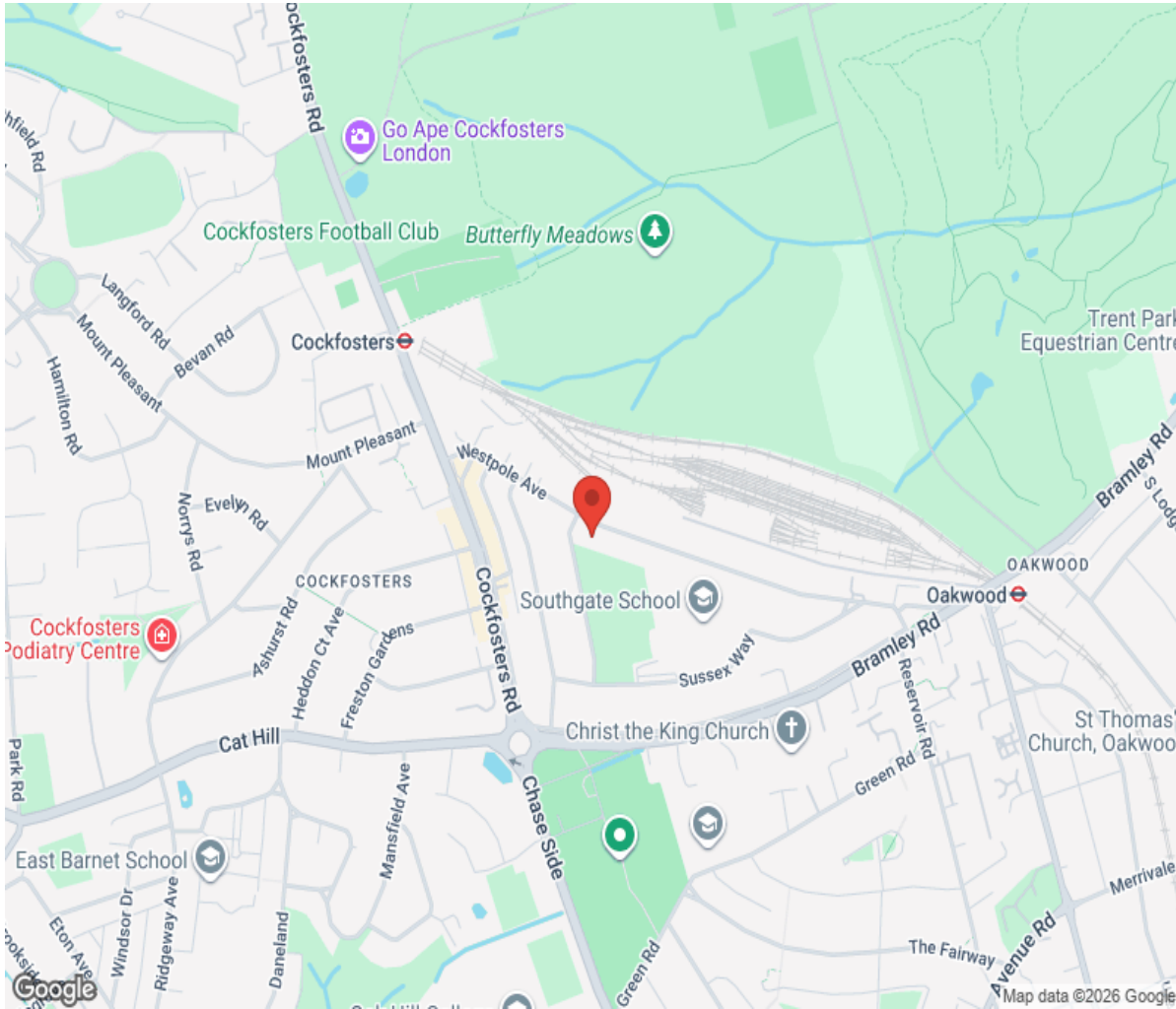
Floor plan

Approximate Area = 1809 sq ft / 168 sq m
Outbuilding = 44 sq ft / 4 sq m
Total = 1853 sq ft / 172 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com