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The award-winning agency ... where integrity counts

Hamilton Road

Cockfosters, EN4

- 
 3
 DOUBLE
 BEDROOMS
- 
 OPEN PLAN
 RECEPTION
- 
 MODERN
 INTERGRATED
 KITCHEN
- 
 OFF STREET
 PARKING
- 
 COCKFOSTERS
 TUBE
- 
 FREEHOLD



Three double bedroom chalet style bungalow with open plan living area.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
 Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
 Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, S.M. Gerrard MA MRICS FCBA, G.Tsuman MARLA

Regulated by RICS

Hamilton Road, Cockfosters, EN4

- Modern integrated kitchen with granite worktop
- Ensuite, dressing room and office/nursery to master
- Utility area
- Family bathroom & separate WC
- Underfloor heating
- Rako smart lighting throughout

THE OWNERS LOVE

"The open plan reception room kitchen area has been an amazing entertaining space"

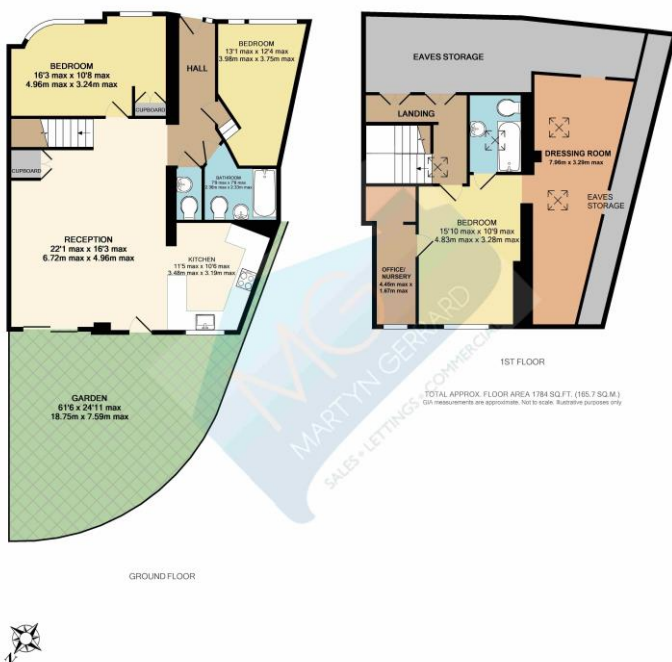
"We have completely changed and adapted the property over the last 7 years including electrics, heating, bathrooms and kitchen"

"The location is ideal, everything is in walking distance including the tube and Cockfosters high street and the Cock Inn is only about a 10 minute walk if that!"

WE'VE NOTICED

The property is close to popular local schools and Cockfosters underground station (Piccadilly Line) is less than half a mile away.

The property has been finished to a very high standard with underfloor heating to the ground floor and Rako Smart lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

£685,000 Freehold